

# SEPA ENVIRONMENTAL CHECKLIST

## ***Purpose of checklist:***

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

## ***Instructions for applicants:***

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

## ***Instructions for Lead Agencies:***

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

## ***Use of checklist for nonproject proposals:***

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

## ***A. Background*** [\[HELP\]](#)

1. Name of proposed project, if applicable:

1890 Partners LLC Clearing & Grading Permit

2. Name of applicant:

Applicant:

M. Jaime Durkan  
1890 Partners LLC  
P.O. Box 1471  
Maple Valley, WA 98038  
(206) 972-9149

3. Address and phone number of applicant and contact person:

Contact:

Ivana Halvorsen  
Barghausen Consulting Engineers, Inc.  
18215 72nd Ave S  
Kent, WA 98032

4. Date checklist prepared:

February 2022

5. Agency requesting checklist:

King County Department of Local Services, Permitting Division

6. Proposed timing or schedule (including phasing, if applicable):

Spring-Summer 2022

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

Future development of the site is to be determined based on regulations in effect when development is proposed. There are no current development plans being reviewed by any agency.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

The following environmental documents have been prepared directly related to this proposal:

- SEPA Environmental Checklist with GHG Worksheet dated February 2022
- Soil Amendment Plan
- Post Construction Soil Standard Worksheet
- DNR FPAS Maps
- Forest Practices Permit dated October 16, 2014
- SWPPP prepared by Barghausen Consulting Engineers, Inc. dated October 4, 2021
- Critical Area Evaluation prepared by Soundview Consultants, Inc. dated June 7, 2021
- Clearing / Grading Plan set prepared by Barghausen Consulting Engineers, Inc. dated October 1, 2021

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

There are currently no other pending government approvals or proposals directly affecting the subject property.

10. List any government approvals or permits that will be needed for your proposal, if known.

Be following government approvals or permits will be required for this proposal:

- King County SEPA determination
- King County clearing and grading permit
- Department of Ecology NPDES permit

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The proposal is to grub and grade approximately 11 acres to remove stumps that remain from prior logging activities that occurred in approximately 2014. All soil will remain on site and will be graded as shown on the enclosed conceptual grading plan. Erosion control measures will be in place during land disturbance activities.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The site is located at the NW corner of the interesection of Snoqualmie Parkway/ SE 99th Street and Snoqualmie Parkway/I-90. King County Parcel Nos.: 0223079046, 0223079075, 0223079063, 0223079090 in Section 2, Township 23N, Range 7E.

Lattitude 47.51168      Longitude -121.884

## **B. Environmental Elements** [\[HELP\]](#)

### **1. Earth** [\[help\]](#)

a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other \_\_\_\_\_

b. What is the steepest slope on the site (approximate percent slope)?

The steepest slopes on the site are along the east edge associated with Snoqualmie Parkway at slopes of 2'H:1'V or 50 percent. The site's steepest slopes are approximately 16 percent.

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Tokul gravelly medial loam (256), which is a farmland of statewide significance and Seattle Muck (231), which is prime farmland if drained. No soils are proposed to be removed from the site with the proposal.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

The are no surface indications of unstable soils on the site.

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

Grading on site will occur to remove stumps, stockpile any topsoil, regrade the site after stump removal, and replace topsoil. If imported fill is required to achieve the post construction soil standard, then imported compost would come from an approved source.

Grading quantities: approximately 35,000 cyds on-site earth movement only. Imported compost/topsoil up to 10,000 cyds.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

During stump removal and regrading erosion could occur during a rain event or in durations of extreme dryness and wind dust erosion could result.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

No impervious surfaces are proposed. Existing gravel access areas will remain.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

A SWPPP has been prepared and the contractor will need to install erosion control best management practices and maintain them throughout construction.

## 2. Air [\[help\]](#)

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

During the grubbing and grading operation diesel equipment will produce emissions. After completion, no emissions will be produced by the site.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.



Offsite emissions include vehicle emissions from neighboring Interstate 90 and adjacent roads. These are not expected to affect the proposal.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

No measures to control emissions are warranted or proposed.

**3. Water** [\[help\]](#)

a. Surface Water: [\[help\]](#)

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

The site contains one small isolated wetland. A wetland/lake exists west of the site which may be named "Our Lake" or "Lake Kittyprince". The site drains to a roadside ditch along I-90. The site is in the Raging River drainage basin in the Snoqualmie River watershed (WRIA 7).

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

On site grading work is proposed to occur within 200 feet of the onsite wetland.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

No fill or dredge material is proposed to be removed or placed in surface waters or wetlands on the site.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

The proposal will not require surface water withdrawals or diversions. All storm water will continue to discharge to the natural location.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No portion of the site lies within a FEMA 100 year floodplain.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

The proposal does not involve any discharges of waste materials into surface waters. No waste materials will be generated from the proposal.

b. Ground Water: [\[help\]](#)

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities

withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No groundwater will be withdrawn by the proposal. No discharges to groundwater are proposed.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

No waste systems or waste material generating facilities are proposed.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Sources of runoff from the proposal will include precipitation falling on the site. Storm water currently sheet flows across the site and/or infiltrates into the ground. After the project is complete, the same conditions will exist. During construction, a temporary interceptor swale with rock check dams system will route construction stormwater to a temporary erosion and sediment control pond with silt fence baffles. After treatment, storm water will be discharged in the natural location.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

The temporary erosion and sedimentation control (TESC) design is intended to prevent storm water sediment from leaving the site.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

The proposal will not alter or otherwise affect drainage patterns on site or in the vicinity of the site.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

**4. Plants** [\[help\]](#)

a. Check the types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other  
 evergreen tree: fir, cedar, pine, other (hemlock)  
 shrubs  
 grass  
 pasture  
 crop or grain  
 Orchards, vineyards or other permanent crops.

- \_\_\_\_\_ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- \_\_\_\_\_ water plants: water lily, eelgrass, milfoil, other
- \_\_\_\_\_ other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

After the logging operations were complete this site was not replanted and some small alder and maple trees have sprouted that will be removed. All of the trees within the wetland and buffer will remain.

c. List threatened and endangered species known to be on or near the site.

The applicant is not aware of any threatened or endangered plant species known to be on or near the site.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

The trees and vegetation within the wetland and buffer will be retained. A small trees on the site do not provide any habitat value. After project completion, the site will be hydro seated with native grass mix and/or wildflower seed mix.

e. List all noxious weeds and invasive species known to be on or near the site.

The applicant is not aware of any noxious weeds or massive species known to be on or near the site. Himalayan Blackberry may be present and Tansy Ragwort have been reported nearby and are mapped in King County iMap.

**5. Animals** [\[help\]](#)

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

- birds: hawk, heron, eagle, songbirds, other:
- mammals: deer, bear, elk, beaver, other:
- fish: bass, salmon, trout, herring, shellfish, other \_\_\_\_\_

Transitory animals may visit the site on occasion, including hawk, eagle, songbirds, and/or deer.

b. List any threatened and endangered species known to be on or near the site.

The applicant is not aware of any threatened or endangered animal species known to be on or near the site.

c. Is the site part of a migration route? If so, explain.

The site and all of Western Washington is part of the Pacific Flyway for migratory birds.

d. Proposed measures to preserve or enhance wildlife, if any:

Measures to preserve wildlife include retaining all trees in the wetland and buffer.

- e. List any invasive animal species known to be on or near the site.

The applicant is not aware of any invasive animal species known to be on or near the site.

## **6. Energy and Natural Resources** [\[help\]](#)

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

The project will have no energy needs.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

The proposal will not affect potential use of solar energy by adjacent properties. No construction is proposed.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

No energy conservation features are proposed or warranted.

## **7. Environmental Health** [\[help\]](#)

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

- 1) Describe any known or possible contamination at the site from present or past uses.

There are no known environmental health hazards or exposure to toxic risks on the site or proposed as part of the proposal.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

No existing hazardous chemicals or conditions exist on or near the site.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

No toxic or hazardous chemicals will be stored, used or produced during the proposal construction.

- 4) Describe special emergency services that might be required.

No special emergency services will be required by the proposal.

5) Proposed measures to reduce or control environmental health hazards, if any:

No measures to control environmental health hazards are warranted or proposed.

**b. Noise**

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Noise near the site includes traffic noise from adjacent I-90 and adjacent roadways. The hospital to the north would also generate siren noise from emergency vehicles.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

During construction, noise will be associated with earthmoving equipment. After construction the site would not generate noise.

3) Proposed measures to reduce or control noise impacts, if any:

Measures to control noise impacts are neither warranted nor proposed

**8. Land and Shoreline Use** [\[help\]](#)

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The site is currently vacant. Adjacent property to the west is vacant and forested. To the north is Snoqualmie Valley Hospital. The proposal to grub and grade the site will not affect land uses on nearby or adjacent properties.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

The site has been used as a working forest land in the past. The site was logged in 2014-2015 and not replanted. The proposal will not convert the land from forestry. The decision not to replant and resulting 6-year moratorium already afforded the option for potential other uses.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

The proposal will not affect or be affected by any surrounding farm or forestland normal business operations.

c. Describe any structures on the site.

The site does not contain any structures.

d. Will any structures be demolished? If so, what?

No structures will be demolished.

e. What is the current zoning classification of the site?

The site is currently zoned RA-5.

f. What is the current comprehensive plan designation of the site?

the comprehensive plan designation for the site is rural residential.

g. If applicable, what is the current shoreline master program designation of the site?

This does not apply; no portion of the site is a regulated shoreline.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

The site contains a wetland. As mapped on iMap, King County has identified the site erosion hazard.

i. Approximately how many people would reside or work in the completed project?

Upon completion of the grubbing and grading activity, no people will reside or working on the site.

j. Approximately how many people would the completed project displace?

No people will be displaced by the proposal.

k. Proposed measures to avoid or reduce displacement impacts, if any:

No measures to reduce or void displacement or warranted or proposed.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

Grubbing and grading the site will not create any incompatibilities with existing or projected land uses or plans.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

The project will not create any impacts to agricultural or forest lands long term significance. The subject property was already converted from forestland by the 2014-2015 logging operation.

## 9. **Housing** [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

No housing units will be provided by the proposal.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

No housing units will be eliminated by the proposal.

- c. Proposed measures to reduce or control housing impacts, if any:

No measures to control housing impacts are warranted or proposed.

## **10. Aesthetics** [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

No structures are proposed by the project.

- b. What views in the immediate vicinity would be altered or obstructed?

No views in the immediate vicinity will be altered or obstructed by the proposal.

- b. Proposed measures to reduce or control aesthetic impacts, if any:

No measures to reduce or control aesthetic impacts are warranted or proposed.

## **11. Light and Glare** [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

The proposal will not produce light or glare.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

The proposal will not produce light or glare; therefore, this item does not apply

- c. What existing off-site sources of light or glare may affect your proposal?

Existing off-site sources of light include street lights, traffic signals, and/or parking lot lights from the hospital. No offsite light sources are expected to affect the proposal.

- d. Proposed measures to reduce or control light and glare impacts, if any:

No measures to reduce or control light and glare impacts are warranted or proposed.

## **12. Recreation** [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity?

Informal recreation activities include nature trails and walkways throughout the Snoqualmie Ridge neighborhood.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

The proposal will not displace any existing recreational uses.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

No measures to reduce or control impacts to recreation are warranted or proposed.

### **13. Historic and cultural preservation** [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

There are no buildings or structures on the site. The applicant is not aware of any preservation status on or near the site.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

The applicant has consulted the WISAARD database and found no reference to landmarks, features or other evidence of Indian or historic use or occupation of the site.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

The applicant has consulted the WISAARD database and found no reference to landmarks, features or other evidence of Indian or historic use or occupation of the site.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

If any evidence of historical or archaeological resources are discovered during the grubbing and grading process the contractor shall stop work and consult with King County and Tribes for direction.

### **14. Transportation** [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

The site is served by I-90, Hwy 18, Snoqualmie Parkway, and SE 99th St.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?



Metro transit route 208 serves the Snoqualmie area. The nearest bus stop is at Snoqualmie Parkway and SE Jacobia St. more than 0.25 miles from the site.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

No parking spaces are proposed or will be eliminated.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

No improvements to existing roads are warranted or proposed.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

The project is not in the vicinity of air, rail, or water transportation.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

During the grubbing and grading process approximately 10 trips per day may be generated by workers at the project. After the grabbing and greening is complete the site will generate zero trips.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

A proposal will not interfere with, affect or be affected by the movement of agricultural or forest products on roads and streets in the area.

- h. Proposed measures to reduce or control transportation impacts, if any:

No measures to reduce or control transportation impacts are warranted or proposed.

## 15. Public Services [\[help\]](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

The project will not result in an increased need for public services.

- b. Proposed measures to reduce or control direct impacts on public services, if any.

The project will not create any impacts on public services; therefore this item does not apply.

## 16. Utilities [\[help\]](#)

- a. Circle utilities currently available at the site:

electricity, natural gas,  water,  refuse service, , sanitary sewer, septic system,

other \_\_\_\_\_

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

No utilities are proposed by the project.

**C. Signature** [\[HELP\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:

Name of signee

Position and Agency/Organization

Date Submitted:



Ivana Halvorsen

Senior Planner

February 4, 2022



**Section I: Buildings**

Type (Residential) or Principal Activity (Commercial)	# Units	Square Feet (in thousands of square feet)	Emissions Per Unit or Per Thousand Square Feet (MTCO2e)			Lifespan Emissions (MTCO2e)
			Embodied	Energy	Transportation	
Single-Family Home.....	0		98	672	792	0
Multi-Family Unit in Large Building .....	0		33	357	766	0
Multi-Family Unit in Small Building .....	0		54	681	766	0
Mobile Home.....	0		41	475	709	0
Education .....		0.0	39	646	361	0
Food Sales .....		0.0	39	1,541	282	0
Food Service .....		0.0	39	1,994	561	0
Health Care Inpatient .....		0.0	39	1,938	582	0
Health Care Outpatient .....		0.0	39	737	571	0
Lodging .....		0.0	39	777	117	0
Retail (Other Than Mall).....		0.0	39	577	247	0
Office .....		0.0	39	723	588	0
Public Assembly .....		0.0	39	733	150	0
Public Order and Safety .....		0.0	39	899	374	0
Religious Worship .....		0.0	39	339	129	0
Service .....		0.0	39	599	266	0
Warehouse and Storage .....		0.0	39	352	181	0
Other .....		0.0	39	1,278	257	0
Vacant .....		521,000.0	39	162	47	128913813

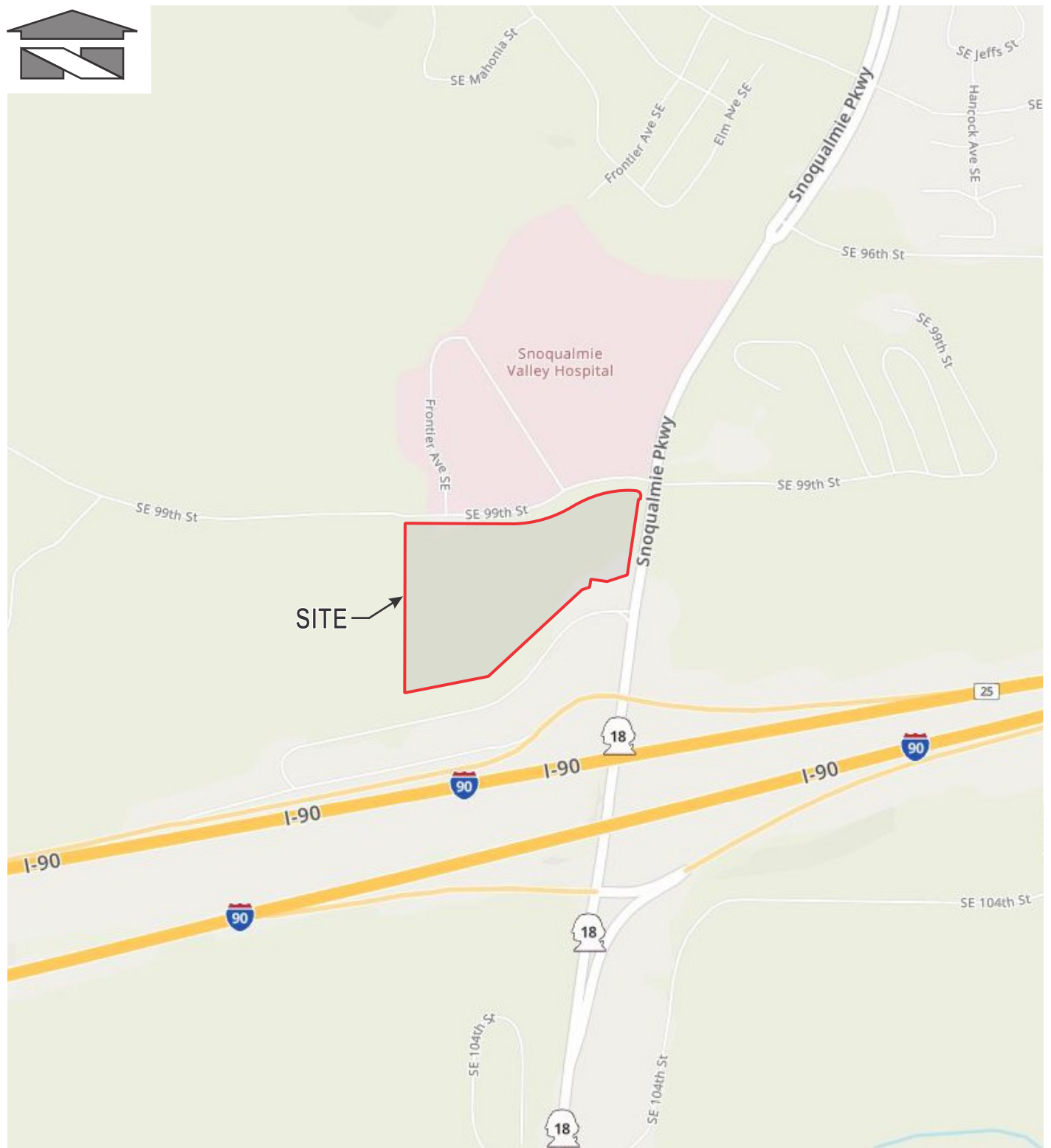
**Section II: Pavement.....**

Pavement.....		0.00				0
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**Total Project Emissions:**

**128913813**

Data entry fields



REFERENCE: MapQuest (2021)

Scale:

Horizontal: N.T.S. Vertical: N/A



**Barghausen  
Consulting Engineers, Inc.**

18215 72nd Avenue South  
Kent, WA 98032  
425.251.6222 **barghausen.com**

For:

Griffith Property  
King County, Washington

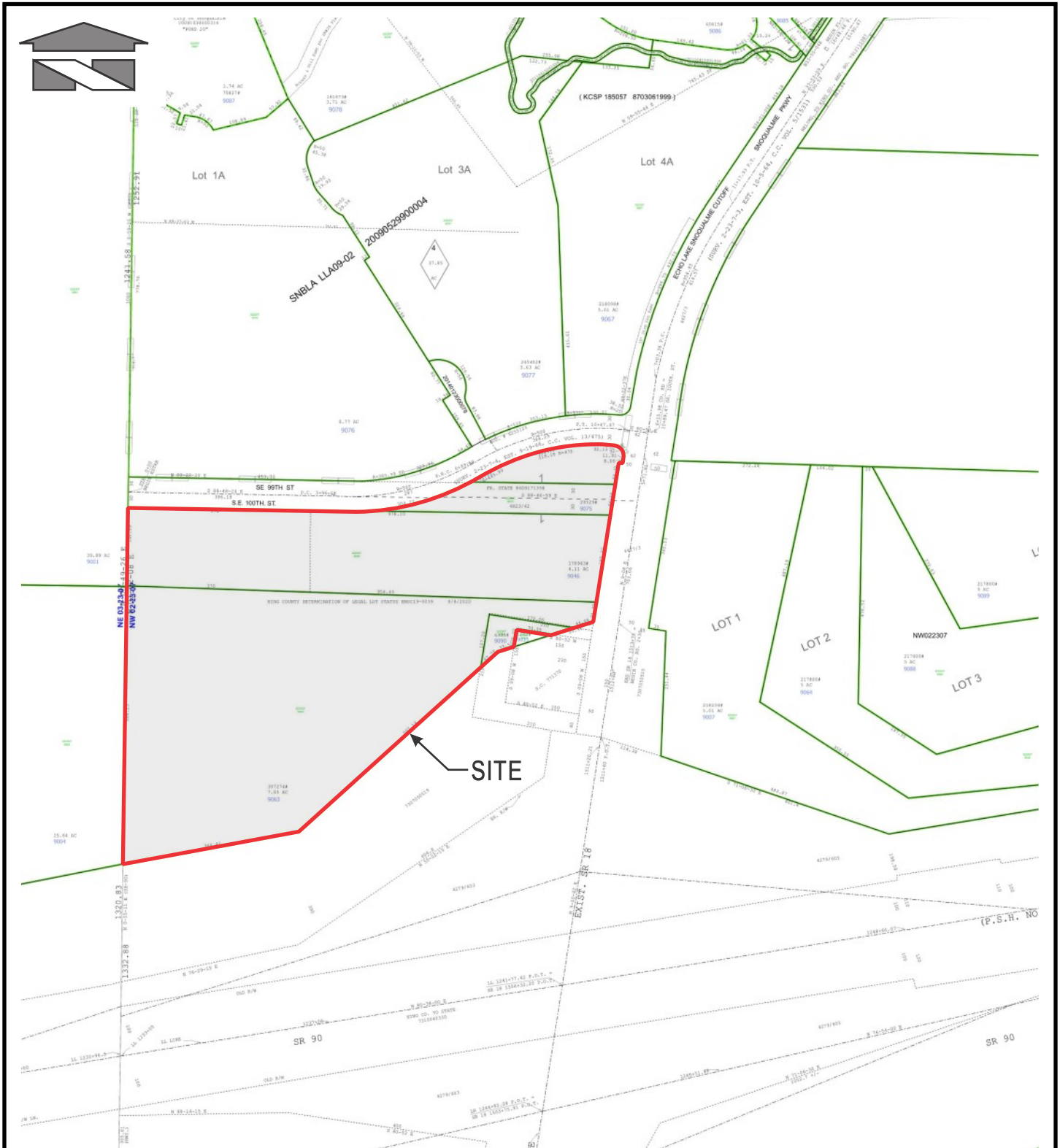
Title:

VICINITY MAP

Job Number

20878

DATE: 09/30/21



REFERENCE: King County Department of Assessments (Sept. 2020)

Scale:

Horizontal: N.T.S. Vertical: N/A



**Barghausen  
Consulting Engineers, Inc.**

18215 72nd Avenue South  
Kent, WA 98032  
425.251.6222

[barghausen.com](http://barghausen.com)

For:

Griffith Property  
King County, Washington

Title:

ASSESSOR MAP

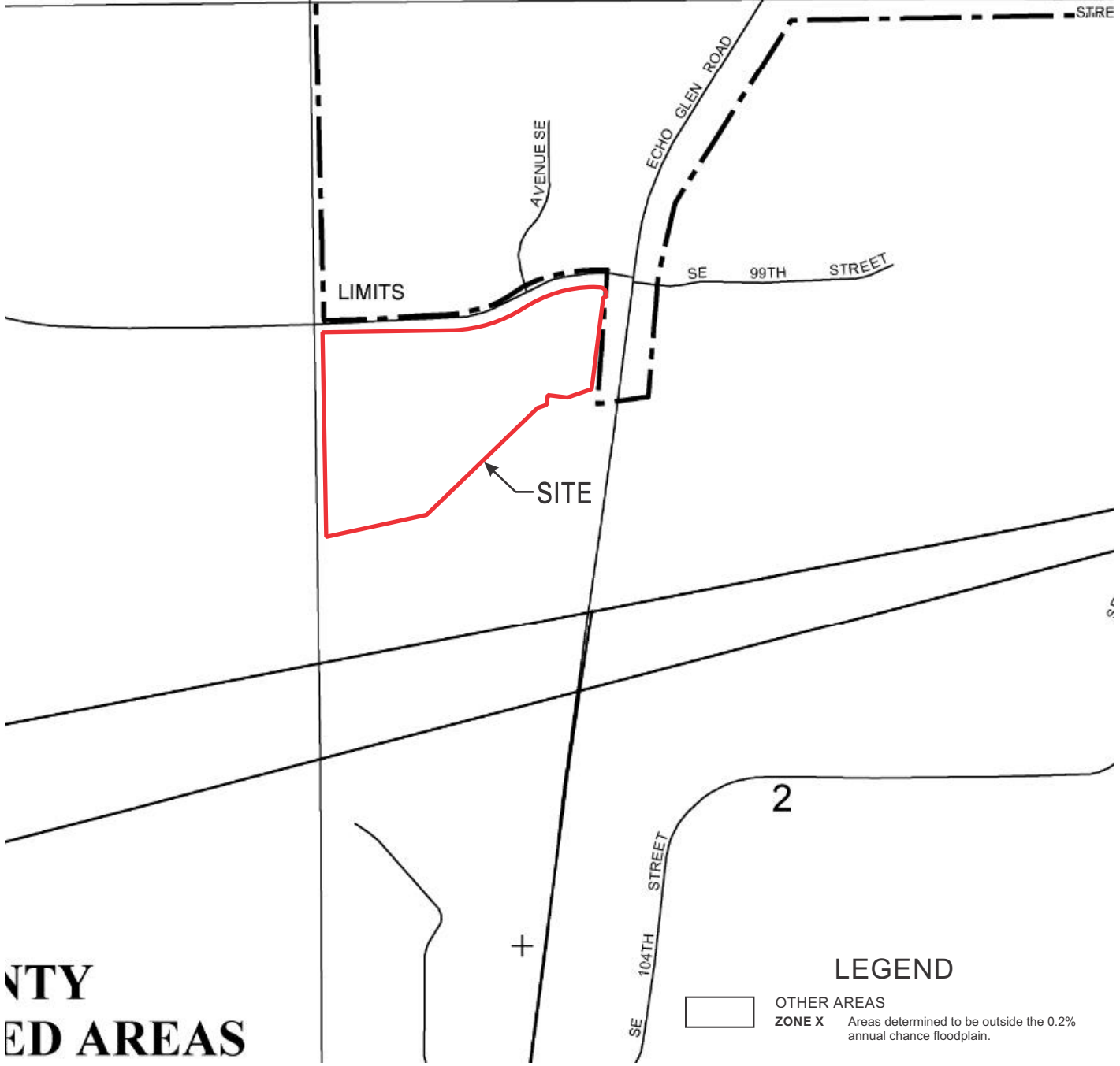
Job Number

20878

DATE: 09/30/21





ZONE X



# UNDEVELOPED AREAS

### LEGEND

-  OTHER AREAS
-  ZONE X Areas determined to be outside the 0.2% annual chance floodplain.

REFERENCE: Federal Emergency Management Agency (Portion of Map 53033C0719H, Aug. 2020)

Scale:  
 Horizontal: N.T.S.      Vertical: N/A

For:  
**Griffith Property**  
 King County, Washington

Job Number  
**20878**

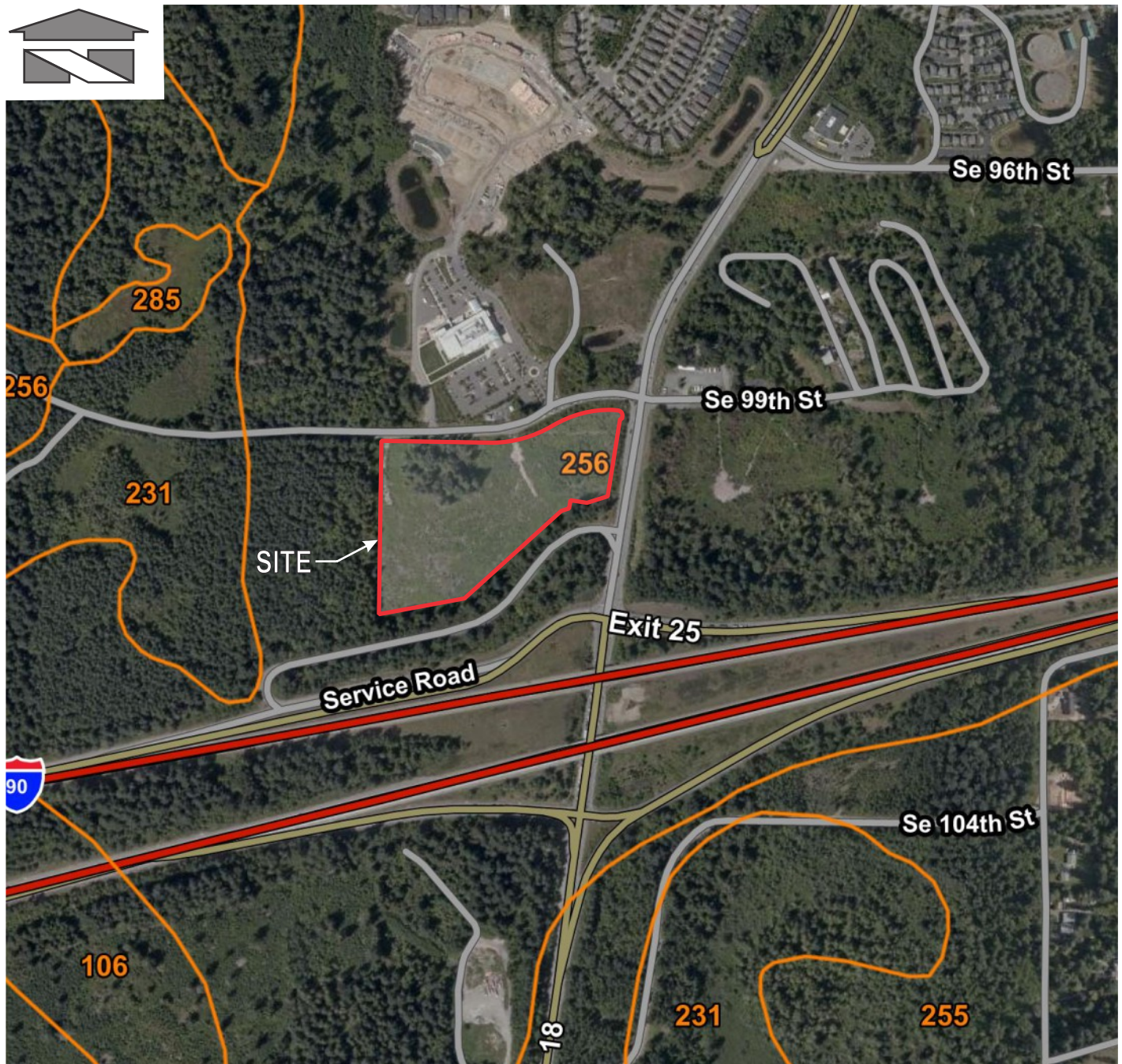


**Barghausen Consulting Engineers, Inc.**  
 18215 72nd Avenue South  
 Kent, WA 98032  
 425.251.6222      [barghausen.com](http://barghausen.com)

Title:  
**FEMA MAP**

DATE: 09/30/21





REFERENCE: USDA, Natural Resources Conservation Service

LEGEND:

256 = Tokul gravelly medial loam, 15-30% slopes

HSG

B

Scale:

Horizontal: N.T.S. Vertical: N/A

For:

Griffith Property  
King County, Washington

Job Number

20878



**Barghausen  
Consulting Engineers, Inc.**

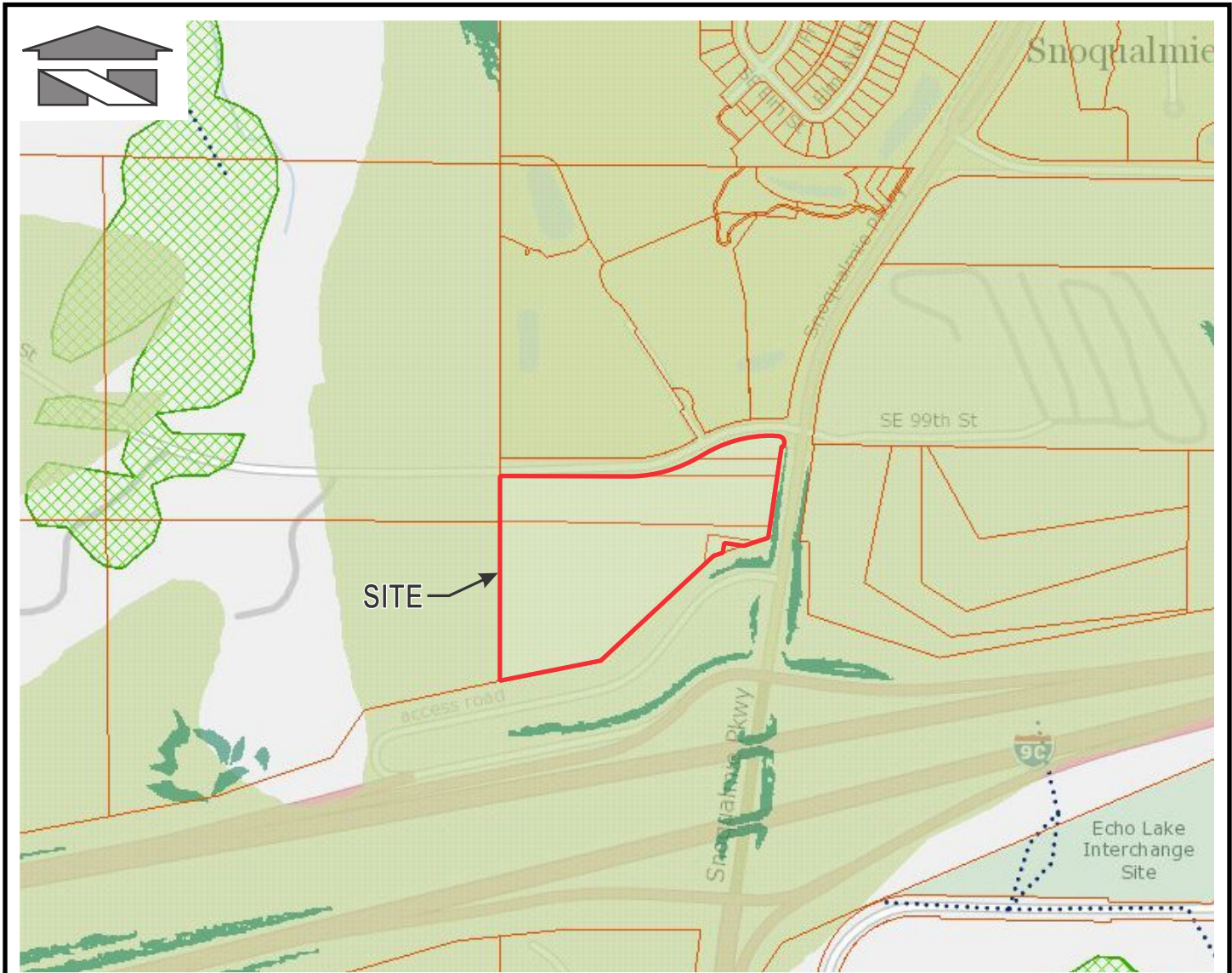
18215 72nd Avenue South  
Kent, WA 98032  
425.251.6222 [barghausen.com](http://barghausen.com)

Title:

SOIL SURVEY MAP

DATE: 09/30/21





### Legend

- |   |                    |
|---|--------------------|
| Parcels   | class 1            |
| Potential landslide hazard areas (2016, see explanation---->)   | class 2 perennial  |
| Potential steep slope hazard areas (2016, see explanation---->) | class 2 salmonid   |
| Erosion hazard (1990 SAO)                                       | class 3            |
| Seismic hazard (1990 SAO)                                       | unclassified       |
| Coal mine hazard (1990 SAO)                                     | Wetland (1990 SAO) |

REFERENCE: King County iMAP (2021)

Scale:

Horizontal: N.T.S. Vertical: N/A



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Consulting Engineers, Inc.**  
18215 72nd Avenue South  
Kent, WA 98032  
425.251.6222 [barghausen.com](http://barghausen.com)

For:

Griffith Property  
King County, Washington

Job Number

20878

Title:

SENSITIVE AREAS  
MAP

DATE: 09/30/21



**LEGAL DESCRIPTION**

(PER TITLE REPORT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. NCS-1021826-WA1, DATED JULY 22, 2020 AT 8:00 AM)

PARCEL A:  
 GOVERNMENT LOT 4 IN SECTION 2, TOWNSHIP 23 NORTH, RANGE 7 EAST, W.M., IN KING COUNTY, WASHINGTON, LYING WEST OF ECHO LAKE-SNOQUALMIE CUTOFF, AS CONVEYED TO KING COUNTY BY DEED RECORDED UNDER RECORDING NO. 5605347, RECORDS OF SAID COUNTY; EXCEPT THAT PORTION CONVEYED TO KING COUNTY FOR S.E. 100TH STREET BY DEED RECORDED UNDER RECORDING NO. 6255223, RECORDS OF SAID COUNTY; AND EXCEPT THAT PORTION LYING NORTH OF SAID S.E. 100TH STREET; AND EXCEPT A STRIP OF LAND BEING 60.00 FEET IN WIDTH, HAVING 30.00 FEET OF SUCH WIDTH LYING ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: COMMENCING AT THE NORTHWEST CORNER OF SECTION 2, TOWNSHIP 23 NORTH, RANGE 7 EAST, W.M., IN KING COUNTY, WASHINGTON; THENCE SOUTH 0°59'25" WEST ALONG THE WEST LINE OF SAID SECTION, 1066.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88°46'59" EAST 1002.76 FEET, MORE OR LESS, TO THE WEST MARGIN OF THE ECHO LAKE-SNOQUALMIE CUTOFF, AS CONVEYED TO KING COUNTY BY DEED RECORDED UNDER RECORDING NO. 5605347, RECORDS OF KING COUNTY, WASHINGTON.

PARCEL B:  
 THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 23 NORTH, RANGE 7 EAST, W.M., IN KING COUNTY, WASHINGTON, LYING NORTH OF PRIMARY STATE HIGHWAY NUMBER 2 AS CONVEYED TO THE STATE OF WASHINGTON BY DEEDS RECORDED UNDER RECORDING NUMBERS 5431632 AND 5431633, RECORDS OF KING COUNTY, AND WEST OF ECHO LAKE-SNOQUALMIE CUTOFF AS CONVEYED TO KING COUNTY BY DEED RECORDED UNDER RECORDING NUMBER 5605347, RECORDS OF SAID COUNTY; EXCEPT THAT PORTION MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF PRIMARY STATE HIGHWAY NUMBER 2, AS CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED UNDER RECORDING NUMBER 5431632, WITH THE CENTERLINE OF THE ECHO LAKE INTERCHANGE RIGHT-OF-WAY AS CONVEYED TO KING COUNTY BY DEED RECORDED UNDER RECORDING NUMBER 5605347, SAID POINT BEING STATE HIGHWAY ENGINEERS STATION 1511+40.0 OF THE SURVEY OF ECHO LAKE BRANCH OF PRIMARY STATE HIGHWAY NUMBER 2; THENCE NORTH 80°52' WEST 50 FEET TO THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NUMBER 2 WITH THE WESTERLY RIGHT-OF-WAY LINE OF SAID ECHO LAKE INTERCHANGE AND THE TRUE POINT OF BEGINNING; THENCE NORTH 9°08' EAST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID ECHO LAKE INTERCHANGE, A DISTANCE OF 210 FEET; THENCE NORTH 80°52' WEST 210 FEET; THENCE SOUTH 9°08' WEST 210 FEET; THENCE SOUTH 80°52' EAST 210 FEET TO THE TRUE POINT OF BEGINNING; AND ALSO EXCEPT THAT PORTION CONVEYED TO THE STATE OF WASHINGTON BY WARRANTY DEED RECORDING NO. 730705019.

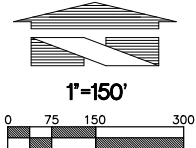
PARCEL C:  
 A STRIP OF LAND BEING 60.00 FEET IN WIDTH, HAVING 30.00 FEET OF SUCH WIDTH LYING ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: COMMENCING AT THE NORTHWEST CORNER OF SECTION 2, TOWNSHIP 23 NORTH, RANGE 7 EAST, W.M., IN KING COUNTY, WASHINGTON; THENCE SOUTH 0°59'25" WEST ALONG THE WEST LINE OF SAID SECTION, 1066.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88°46'59" EAST 1002.76 FEET, MORE OR LESS, TO THE WEST MARGIN OF THE ECHO LAKE-SNOQUALMIE CUTOFF, AS CONVEYED TO KING COUNTY BY DEED RECORDED UNDER RECORDING NO. 5605347, RECORDS OF KING COUNTY, WASHINGTON; EXCEPT THAT PORTION OF SAID STRIP CONVEYED TO KING COUNTY FOR S.E. 100TH STREET BY DEED RECORDED UNDER RECORDING NO. 6255223, RECORDS OF SAID COUNTY.

PARCEL D:  
 THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 23 NORTH, RANGE 7 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF PRIMARY STATE HIGHWAY NUMBER 2, AS CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED UNDER RECORDING NUMBER 5431632, WITH THE CENTERLINE OF THE ECHO LAKE INTERCHANGE RIGHT-OF-WAY AS CONVEYED TO KING COUNTY BY DEED RECORDED UNDER RECORDING NUMBER 5605347, SAID POINT BEING STATE HIGHWAY ENGINEERS STATION 1511+40.0 OF THE SURVEY OF ECHO LAKE BRANCH OF PRIMARY STATE HIGHWAY NUMBER 2; THENCE NORTH 80°52' WEST 50 FEET TO THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NUMBER 2 WITH THE WESTERLY RIGHT-OF-WAY LINE OF SAID ECHO LAKE INTERCHANGE; THENCE NORTH 9°08' EAST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID ECHO LAKE INTERCHANGE, A DISTANCE OF 40 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE CONTINUING NORTH 9°08' EAST ALONG SAID RIGHT-OF-WAY LINE 150 FEET; THENCE NORTH 80°52' WEST 150 FEET; THENCE SOUTH 9°08' WEST 150 FEET; THENCE SOUTH 80°52' EAST 150 FEET TO THE TRUE POINT OF BEGINNING; AND ALSO EXCEPT THAT PORTION CONVEYED TO THE STATE OF WASHINGTON BY WARRANTY DEED RECORDING NO. 730705019.

**SCHEDULE B - SPECIAL EXCEPTIONS**

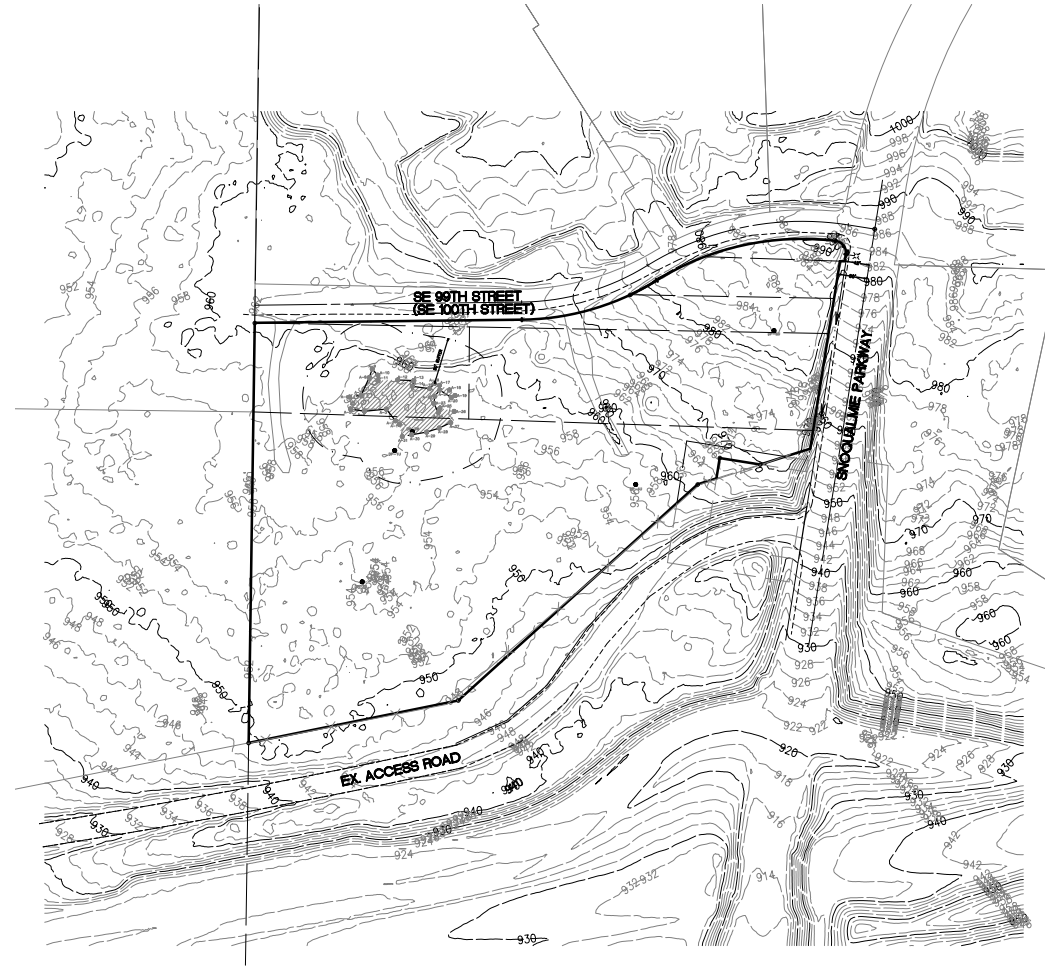
(PER TITLE REPORT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. NCS-1021826-WA1, DATED JULY 22, 2020 AT 8:00 AM)

- ITEMS 1-12 NOT A SURVEY MATTER
- RELINQUISHMENT OF ALL EXISTING AND FUTURE RIGHTS TO LIGHT, VIEW AND AIR, TOGETHER WITH THE RIGHTS OF ACCESS TO AND FROM THE STATE HIGHWAY CONSTRUCTED ON LANDS CONVEYED BY DOCUMENT IN FAVOR OF THE STATE OF WASHINGTON; RECORDED: JUNE 11, 1967; RECORDING NO.: 4804805 (AFFECTS ALL PARCELS); SURVEYOR'S NOTE: NOT A SURVEY MATTER
  - RELINQUISHMENT OF ALL EXISTING AND FUTURE RIGHTS TO LIGHT, VIEW AND AIR, TOGETHER WITH THE RIGHTS OF ACCESS TO AND FROM THE STATE HIGHWAY CONSTRUCTED ON LANDS CONVEYED BY DOCUMENT IN FAVOR OF THE STATE OF WASHINGTON; RECORDED: MAY 26, 1962; RECORDING NO.: 5431632 (AFFECTS ALL PARCELS); SURVEYOR'S NOTE: NOT A SURVEY MATTER
  - RIGHT TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS UPON SAID PREMISES FOR ROAD AS GRANTED BY DEED RECORDED JULY 03, 1963 UNDER RECORDING NO. 5605347. (AFFECTS PARCELS A, B AND D); SURVEYOR'S NOTE: NOT A SURVEY MATTER
  - TERMS AND CONDITIONS CONTAINED IN WARRANTY DEED RECORDED UNDER RECORDING NO. 6066740, INCLUDING REVERSIONARY RIGHTS. AFFECTS: PARCEL C; SURVEYOR'S NOTE: NOT A SURVEY MATTER
  - RELINQUISHMENT OF ALL EXISTING AND FUTURE RIGHTS TO LIGHT, VIEW AND AIR, TOGETHER WITH THE RIGHTS OF ACCESS TO AND FROM THE STATE HIGHWAY CONSTRUCTED ON LANDS CONVEYED BY DOCUMENT IN FAVOR OF THE STATE OF WASHINGTON; RECORDED: JULY 05, 1973; RECORDING NO.: 730705019 (AFFECTS ALL PARCELS); SURVEYOR'S NOTE: NOT A SURVEY MATTER
  - 18-19 NOT A SURVEY MATTER
  - CONDITIONS, NOTES, EASEMENTS, PROVISIONS AND/OR ENCROACHMENTS CONTAINED AND/OR DELINEATED ON THE FACE OF THE SURVEY, RECORDED MAY 02, 1986 AS RECORDING NO. 860529005 OF SURVEYS, IN KING COUNTY, WASHINGTON. (AFFECTS ALL PARCELS); FENCE LINES SHOWN AND DIMENSIONED TO SOUTHERLY PROPERTY LINE OF PARCEL A ON MAP.
  - 21-28 NOT A SURVEY MATTER



**COVER SHEET**

FOR  
**GRIFFITH PROPERTY**  
 PTN OF GOV. LOT 4, OF THE NW1/4 OF SEC. 2,  
 AND PTN OF THE SW1/4, OF THE NW1/4 OF SEC. 2,  
 TWP. 23 N., RGE 7 EAST, W. M.  
 KING COUNTY STATE OF WASHINGTON



**LEGEND**  
 (NOTE: NOT ALL SYMBOLS MAY APPEAR ON THE MAP)

	SURVEY MONUMENT (AS NOTED)		CHAIN LINK FENCE
	SECTION CORNER (AS NOTED)		WOOD FENCE
	SET REBAR/CAP (LS#45789)		HOGWIRE FENCE
	FOUND REBAR/CAP (AS NOTED)		SILT FENCE
	SET 2"x2" HUB/TACK LINE STAKE		METAL/IRON FENCE
	MAG/WASHER OR LEAD/TACK (AS NOTED)		GUARD RAIL/CABLE FENCE
	BENCHMARK		WATER LINE
	LUNARIUM (LUM.)		GAS LINE
	YARD LIGHT		STEAM LINE
	ORNAMENTAL LIGHT		TELEPHONE LINE (OH) OR (UG)
	TRAFFIC SIGNAL LIGHTS		POWER LINE (OH) OR (UG)
	POWER METER		STORM LINE
	POWER POLE		SEWER LINE
	TELEPHONE MANHOLE		ROCKERY
	CATCH BASIN (CB)		KEYSTONE WALL
	STORM MANHOLE (SDMH)		DECIDUOUS TREE
	SANITARY SEWER MANHOLE (SSMH)		CONIFEROUS TREE
	CLEANSOUT (AS NOTED)		TREE DRIPLINE
	GAS METER		CONCRETE
	WATER VALVE (WV)		GRAVEL/SAND (AS NOTED)
	FAUCET		ASPHALT
	FIRE HYDRANT (FH) / CONNECTION (FDC)		BUILDING LINE
	SIGN		
	WATER METER		
	BLOW-OFF / AIRVAC		
	MONITOR WELL		
	IRRIGATION SPRINKLER		
	DIRECTIONAL ARROW		
	HANDICAP		

**CIVIL SHEET INDEX:**

C1	OF 5 COVER SHEET
C2	OF 5 EXISTING CONDITIONS MAP
C3	OF 5 ROUGH GRADING AND T.E.S.C. PLAN
C4	OF 5 T.E.S.C. NOTES AND DETAILS
C5	OF 5 T.E.S.C. SITE SECTIONS

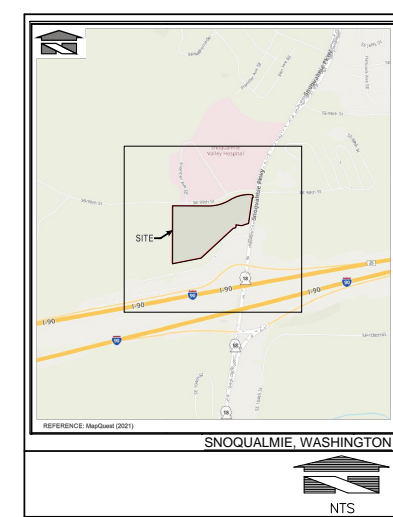
CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR OBTAINING PERMITS FROM THE WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES FOR REMOVING AND REPLACING ALL SURVEY MONUMENTATION THAT MAY BE AFFECTED BY CONSTRUCTION ACTIVITY, PURSUANT TO WAC 332-120. APPLICATIONS MUST BE COMPLETED BY A REGISTERED LAND SURVEYOR. APPLICATIONS FOR PERMITS TO REMOVE MONUMENTS MAY BE OBTAINED FROM THE WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES, OR BY CONTACTING THEIR OFFICE BY TELEPHONE AT (206) 902-1190.

WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES  
 PUBLIC LAND SURVEY OFFICE  
 1111 WASHINGTON STREET S.E.  
 P.O. BOX 47060  
 OLYMPIA, WASHINGTON 98504-7060

UPON COMPLETION OF CONSTRUCTION, ALL MONUMENTS DISPLACED, REMOVED, OR DESTROYED SHALL BE REPLACED BY A REGISTERED LAND SURVEYOR, AT THE COST AND AT THE DIRECTION OF THE CONTRACTOR, PURSUANT TO THESE REGULATIONS. THE APPROPRIATE FORMS FOR REPLACEMENT OF SAID MONUMENTATION SHALL ALSO BE THE RESPONSIBILITY OF THE CONTRACTOR.

**UTILITY CONFLICT NOTE**  
**CAUTION:**  
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THESE PLANS OR NOT BY POT-HOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 1-800-424-5555 AND THEN POT-HOLING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT BARGHAUSEN CONSULTING ENGINEERS, INC. TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH

Vicinity Map NTS



Soils Map NTS



**Notice Required**  
 Contractors shall notify operators who maintain underground utility lines in the area of proposed excavation or blasting at least two business days, but not more than ten working days prior to commencement of excavation or demolition in accordance with RCW Title 19. Names and telephone numbers of the operators of underground utility lines in this project appear below. These numbers shall also be used to serve in an emergency conditions as required.

CABLE TV/INTERNET	Phone	N/A
Telephone		N/A
Sanitary Sewer		N/A
Water District		
PSE	1-800-321-4321	
Gas Company		
PSE	1-800-321-4321	
Power Company		
Call Before You Dig	DIAL-A-DIG	1-800-424-5555

**Notes**

- The Developer is required to notify the Land Use Services Division, Land Use Inspection Section (206) 296-6842, three days prior to the beginning of construction for a preconstruction conference and specifically request inspection before beginning:  
 A. Installing siltation and erosion control measures  
 B. Clearing and grubbing  
 C. Earthwork  
 D. Installation of any underground utility  
 E. Before placing subbase, base or paving surfaces  
 F. Installation of any forms or placing any concrete
- A permit must be obtained from the office of the Resident Engineer, Washington State Department of Transportation, before any construction is started on any existing state route.
- A Hydraulic Project Approval (HPA) Permit must be obtained from the Washington State Department of Fisheries prior to any work when required.

**Bonding Information**

Restoration Bond Amount	\$ _____
Performance Bond Amount	\$ _____

Site Plan Approval

Approval of these plans is for construction of road and drainage improvements, site drainage & grading and temporary erosion control in unincorporated King County only. These plans do not authorize any other utility approval or improvements proposed in any State right of way.

Site plan approval is void if the commercial building permit has not been obtained or renewed within two years of approval.

Subdivision plan approval is void if the final plat is not recorded prior to the preliminary plat approval expiration.

**PTN OF GOV. LOT 4, OF THE NW1/4 OF SEC. 2,  
 AND PTN OF THE SW1/4, OF THE NW1/4 OF SEC. 2,  
 TWP. 23 N., RGE 7 EAST, W. M.  
 KING COUNTY STATE OF WASHINGTON**

Section	Township	Range	Tax Parcel	Number
02	23	7E	0223017	9046

Site location is within the LAKE CREEK drainage shed(s)  
 Pro Rata Share Assessment(s) are:  Required  Not Required from the site due to development for increased storm water runoff.  
 Peak Runoff Assessment Rate(\$ ) per c.f.s. increases.(10 year, 2 hour storm)  
 Peak Volume Assessment Rate(\$ ) per Ac. Ft. increases.(2 year, 2 hour storm)

AGREEMENTS, PLAN REFERENCES, PERMITS ETC.  
 (To be completed by Consultant)

Preliminary Plat Approval/Permit Issued Date: \_\_\_\_\_  
 Expiration Date: \_\_\_\_\_

Other Related Permit Numbers Received:  
 Right-of-Way Use Permit \_\_\_\_\_  
 Grading \_\_\_\_\_  
 Building/Structural \_\_\_\_\_  
 Other \_\_\_\_\_

Board feet of tree removal on site: \_\_\_\_\_  
 Cubic yards of material hauled on/off the site: \_\_\_\_\_

Is this an erosion sensitive area site? (Yes/No) NO  
 Note: If "yes", a Highly Sensitive Site Erosion Control Supervisor is required. See ESC plan and TIR for details.

**Emergency 911**  
 Police-Fire-Rescue

RECOMMENDED FOR APPROVAL  
 (To be completed by King County)

Date	_____
Engineer Plan Reviewer	_____
Engineer Supervisor	_____
Traffic & Planning Engineer	_____
Sensitive Areas	_____
Structural Review Engineer	_____
Other	_____

APPROVED FOR CONSTRUCTION  
 DEPARTMENT OF PERMITTING & REVIEW SERVICES

**King County** Washington

Date \_\_\_\_\_ Scott Smith PE  
 Development Engineer

PROJECT CONTACT INFORMATION  
 (To be completed by Consultant)

**1890 PARTNER, LLC**

Name	_____	Phone	_____
Address and Zip Code	P.O. BOX 818 AUBURN, WA. 98071		

Partnership  An Individual

**GRIFFITH PROPERTY**

Name	_____	Phone	_____
Address and Zip Code	34500 SE 99TH STREET, ISSAQUAH, WA. 98027		

Partnership  An Individual

**BARGHAUSEN ENGINEERING** (425)251-6222

Name	_____	Phone	_____
Address and Zip Code	18215 72ND AVENUE SOUTH KENT, 98032		

Corporation  Partnership  An Individual  Sole Proprietor

18215 72ND AVENUE SOUTH  
 KENT, WA 98032  
 (425)251-6222  
 (425)251-6722 FAX  
 (425)251-8762  
 CIVIL ENGINEERING, LAND PLANNING,  
 SURVEYING, ENVIRONMENTAL SERVICES

**BARGHAUSEN ENGINEERING**  
 CONSULTING ENGINEERS

Project Coordinator \_\_\_\_\_  
 Phone \_\_\_\_\_

**GRIFFITH PROPERTY**  
 XXX  
**SNOQUALMIE, WA. 98xxx**

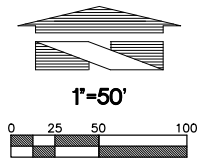
DDIS FILE NUMBERS:  
 Activity Number: \_\_\_\_\_  
 Project Number: \_\_\_\_\_  
 Development No: \_\_\_\_\_

BCE #20878

**DANIEL K. BALMER**  
 REGISTERED PROFESSIONAL ENGINEER  
 No. 25672

10/01/21

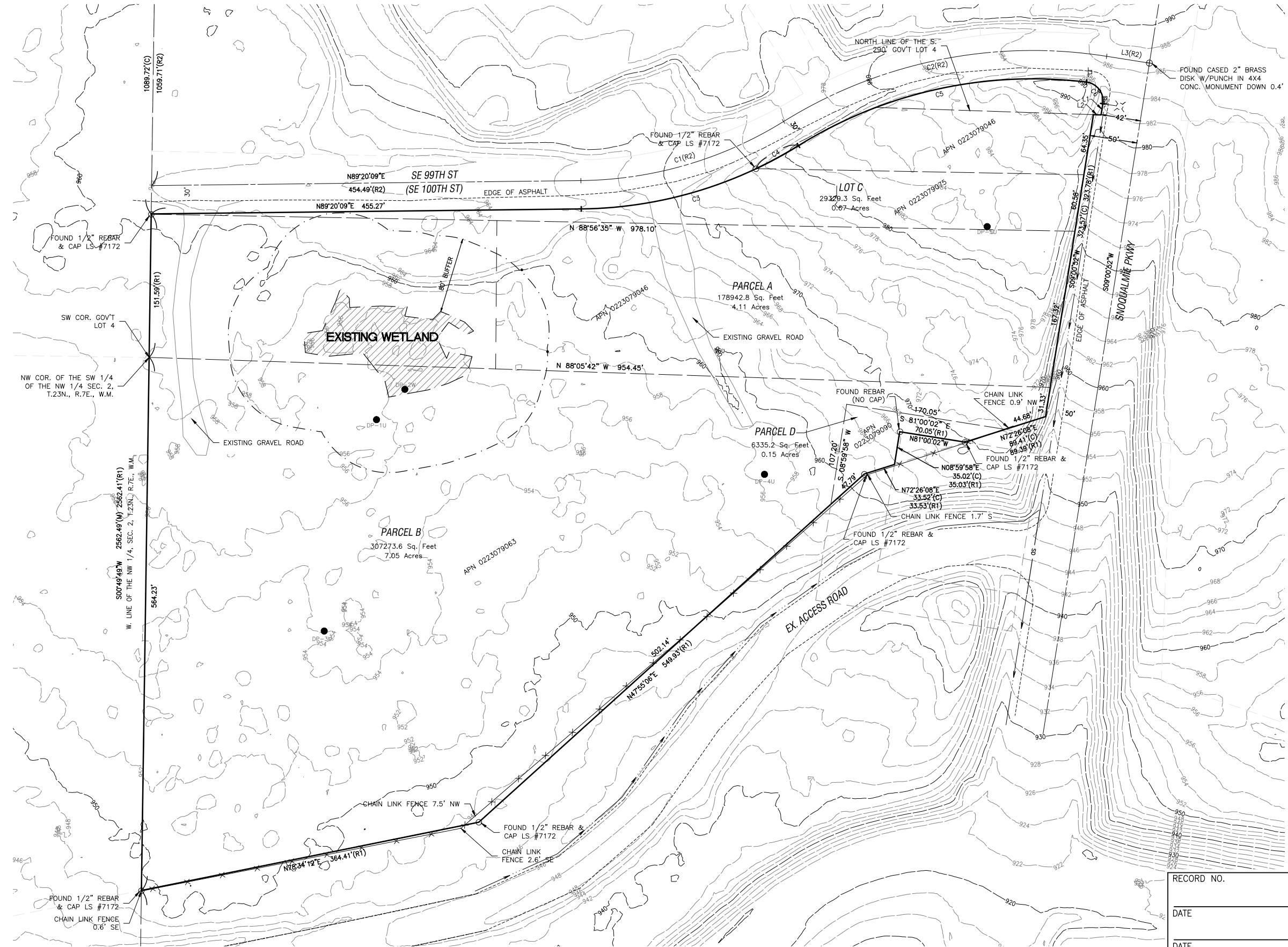
Sheet C1 of 5



**811**  
Know what's below.  
Call before you dig.

**EXISTING CONDITIONS MAP**  
FOR  
**GRIFFITH PROPERTY**  
PTN OF GOV. LOT 4, OF THE NW1/4 OF SEC. 2,  
AND PTN OF THE SW1/4, OF THE NW1/4 OF SEC. 2,  
TWP. 23 N., RGE 7 EAST, W. M.  
KING COUNTY STATE OF WASHINGTON

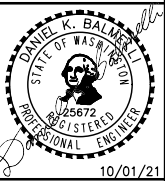
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	LINE BEARING	DISTANCE
C1	276.28'	415.99'	31°10'00"	L1 S09°00'52"W 111.91'	
C2	356.44'	500.00'	40°50'43"	L2 N88°05'42"W 8.06'	
C3	242.60'	445.99'	31°10'00"	L3 S80°59'08"E 45.85'	
C4	51.33'	445.99'	6°35'41"		
C5	318.18'	470.00'	38°47'19"		
C6	32.13'	20.00'	92°03'24"		



No.	Date	By	Clk.	Appr.	Revision

Title:  
**EXISTING CONDITIONS MAP**  
FOR  
**GRIFFITH PROPERTY**

For:  
**GRIFFITH PROPERTY**  
34600 S.E. 99TH ST.  
ISSAQUAH, WA. 98027  
PARCEL # 0223079046,  
0223079063, 0223079075



Scale:  
Horizontal 1"=50'  
Vertical N/A

Designed: AS  
Drawn: MB  
Checked: AS  
Approved: DKB  
Date: 09/22/21

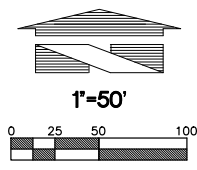
**Barghausen Consulting Engineers, Inc.**  
18215 72nd Avenue South  
Kent, WA 98032  
425.251.6222 [barghausen.com](http://barghausen.com)



RECORD NO.	
DATE	REVIEW ENGINEER
DATE	DEVELOPMENT ENGINEER SCOTT SMITH, PE

Job Number: **20878**  
Sheet: **C2** of **5**





**NOTE:**  
ALL EX. CB'S IN THE WORK AREA SHALL BE CLEANED OF ALL SEDIMENT AFTER WORK IS COMPLETED.

# ROUGH GRADING AND T.E.S.C. PLAN FOR GRIFFITH PROPERTY

PTN OF GOV. LOT 4, OF THE NW1/4 OF SEC. 2,  
AND PTN OF THE SW1/4, OF THE NW1/4 OF SEC. 2,  
TWP. 23 N., RGE 7 EAST, W. M.  
KING COUNTY STATE OF WASHINGTON

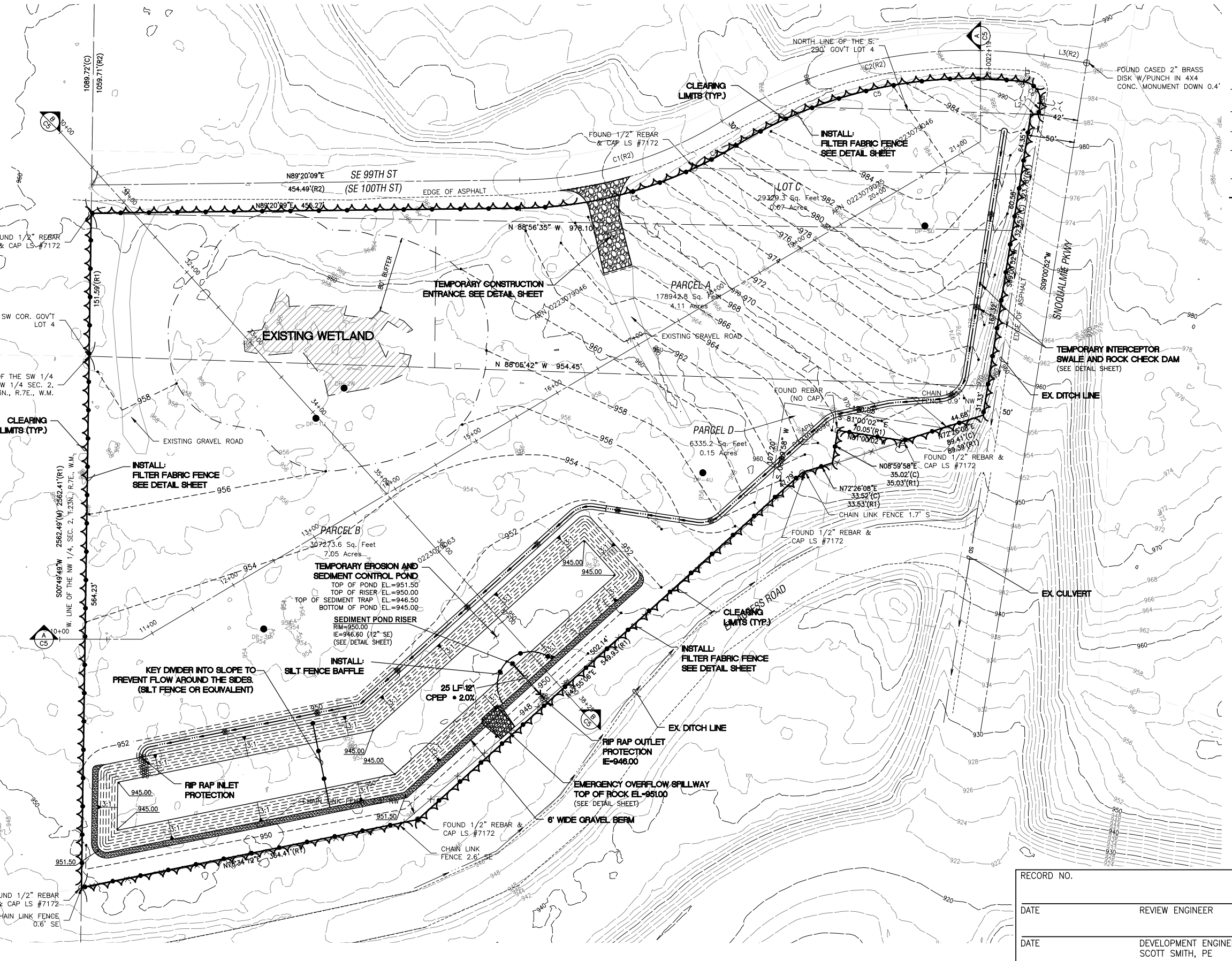
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	LINE BEARING	DISTANCE
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C2	356.44'	500.00'	40°50'43"	L2 N88°05'42" W 8.06'	
C3	242.60'	445.99'	31°10'00"	L3 S80°59'08" E 45.85'	
C4	51.33'	445.99'	6°35'41"		
C5	318.18'	470.00'	38°47'19"		
C6	32.13'	20.00'	92°03'24"		

**T.E.S.C. LEGEND**

DESCRIPTION	PROPOSED
LIMITS OF CLEARING	
FILTER FABRIC FENCE	
TEMPORARY CONSTRUCTION ENTRANCE	
TEMPORARY INTERCEPTOR SWALE	
ROCK CHECK DAM	
CATCH BASIN PROTECTION	
PROPOSED SPOT ELEVATION	

- KING COUNTY GENERAL NOTES**
- ALL DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH PERMIT CONDITIONS, THE KING COUNTY CODE (KCC), ROAD STANDARDS (KCRS), WASHINGTON STATE DOT (WSDOT) STANDARD SPECIFICATIONS AND THE CONDITIONS OF PRELIMINARY APPROVAL. IT SHALL BE THE SOLE RESPONSIBILITY OF THE APPLICANT AND THE PROFESSIONAL CIVIL ENGINEER TO CORRECT ANY ERROR, OMISSION, OR VARIATION FROM THE ABOVE REQUIREMENTS FOUND IN THESE PLANS. ANY CORRECTIONS SHALL BE AT NO ADDITIONAL COST OR LIABILITY TO KING COUNTY.
  - THE DESIGN ELEMENTS WITHIN THESE PLANS HAVE BEEN REVIEWED ACCORDING TO THE KING COUNTY DEPARTMENT OF DEVELOPMENT AND ENVIRONMENTAL SERVICES (DDES) ENGINEERING REVIEW CHECKLIST. SOME ELEMENTS MAY HAVE BEEN OVERLOOKED OR MISSED BY THE DDES PLAN REVIEWER. ANY VARIANCE FROM ADOPTED STANDARDS IS NOT ALLOWED UNLESS SPECIFICALLY APPROVED BY KING COUNTY, PRIOR TO CONSTRUCTION.
  - APPROVAL OF THIS ROAD, GRADING, PARKING AND DRAINAGE PLAN DOES NOT CONSTITUTE AN APPROVAL OF ANY OTHER CONSTRUCTION (E.G. DOMESTIC WATER CONVEYANCE, SEWER CONVEYANCE, GAS, ELECTRICAL, ETC.).
  - BEFORE ANY CONSTRUCTION OR DEVELOPMENT ACTIVITY, A PRECONSTRUCTION MEETING MUST BE HELD BETWEEN THE DDES'S LAND USE INSPECTION SECTION, THE APPLICANT, AND THE APPLICANTS CONSTRUCTION REPRESENTATIVE.
  - A COPY OF THESE APPROVED PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
  - GRADING ACTIVITIES (SITE ALTERATION) ARE LIMITED TO THE HOURS OF 7 A.M. TO 7 P.M. MONDAY - SATURDAY AND 10 A.M. TO 5 P.M. SUNDAY, UNLESS OTHERWISE APPROVED WITH A WRITTEN DECISION BY THE REVIEWING AGENCY.
  - IT SHALL BE THE APPLICANT'S/CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL CONSTRUCTION EASEMENTS NECESSARY BEFORE INITIATING OFF-SITE WORK. EASEMENTS REQUIRE REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
  - FRANCHISED UTILITIES OR OTHER INSTALLATIONS THAT ARE NOT SHOWN ON THESE APPROVED PLANS SHALL NOT BE CONSTRUCTED UNLESS AN APPROVED SET OF PLANS THAT MEET ALL REQUIREMENTS OF KCRS CHAPTER 3 ARE SUBMITTED TO THE DDES'S LAND USE INSPECTION SECTION THREE DAYS PRIOR TO CONSTRUCTION.
  - DATUM SHALL BE KCAS UNLESS OTHERWISE APPROVED BY DDES.
  - DEWATERING SYSTEM (UNDERDRAIN) CONSTRUCTION SHALL BE WITHIN A RIGHT-OF-WAY OR APPROPRIATE DRAINAGE EASEMENT, BUT NOT UNDERNEATH THE ROADWAY SECTION. ALL UNDERDRAIN SYSTEMS MUST BE CONSTRUCTED IN ACCORDANCE WITH WSDOT STANDARD SPECIFICATIONS.
  - ALL UTILITY TRENCHES AND ROADWAY SUBGRADE SHALL BE BACKFILLED AND COMPACTED TO 95 PERCENT DENSITY, STANDARD PROCTOR.
  - OPEN CUTTING OF EXISTING ROADWAYS FOR NON-FRANCHISED UTILITY OR STORM WORK IS NOT ALLOWED UNLESS SPECIFICALLY APPROVED BY DDES AND NOTED ON THESE APPROVED PLANS. ANY OPEN CUT SHALL BE RESTORED IN ACCORDANCE WITH KCRS.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE SAFEGUARDS, SAFETY DEVICES, PROTECTIVE EQUIPMENT, FLAGGERS, AND ANY OTHER NEEDED ACTIONS TO PROTECT THE LIFE, HEALTH, AND SAFETY OF THE PUBLIC, AND TO PROTECT PROPERTY IN CONNECTION WITH THE PERFORMANCE OF WORK COVERED BY THE CONTRACTOR. ANY WORK WITHIN THE BRAKED RIGHT-OF-WAY THAT MAY INTERRUPT NORMAL TRAFFIC FLOW SHALL REQUIRE AT LEAST ONE FLAGGER FOR EACH LANE OF TRAFFIC AFFECTED. MANUAL OR UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) SHALL APPLY. WORK IN RIGHT-OF-WAY IS NOT AUTHORIZED UNTIL A TRAFFIC CONTROL PLAN IS APPROVED BY KING COUNTY.

- CONSTRUCTION SEQUENCE:**
- SCHEDULE AND ATTEND PRE-CONSTRUCTION MEETING WITH KING COUNTY OFFICIALS.
  - POST SIGN WITH NAME AND PHONE NUMBER OR E.S.C. SUPERVISOR.
  - FLAG ALL CLEARING AND GRADING LIMITS FOR PROJECT AS SHOWN ON THE PLANS.
  - CONSTRUCT TEMPORARY CONSTRUCTION ENTRANCE AS SHOWN.
  - INSTALL TEMPORARY FILTER FABRIC FENCE AND CB PROTECTION AS SHOWN ON PLANS.
  - CONSTRUCT INTERCEPTOR DITCHES AND SEDIMENT POND WHERE SHOWN ON THE PLANS.
  - GRADE AND STABILIZE CONSTRUCTION ROADS.
  - PROTECT ALL PROPERTIES ADJACENT TO THE PROJECT FROM SEDIMENT DEPOSITION.
  - NO RUNOFF IS TO LEAVE SITE WITHOUT TREATMENT.
  - CLEAR AND ROUGH GRADE SITE USING E.S.C. FACILITIES AS REQUIRED.
  - MAINTAIN E.S.C. FACILITIES UNTIL ALL WORK IS COMPLETED. RELOCATE TEMPORARY EROSION & SEDIMENTATION CONTROL MEASURES AS REQUIRED BY KING COUNTY.
  - WHEREVER CONSTRUCTION VEHICLES ACCESS ROUTE CROSSES PAVED ROADS, CARE MUST BE TAKEN TO MINIMIZE THE TRANSPORT OF SEDIMENT (MUD) ON THE PAVED ROAD. IF SEDIMENT IS TRANSPORTED ONTO SURFACE, THE ROAD SHALL BE SWEEP CLEAN ROUGHLY AT END OF EACH DAY.
  - PLASTIC COVERING OR EQUIVALENT TO BE USED FOR COVERING. ALL AREAS THAT WILL BE UNWORKED FOR MORE THAN SEVEN DAYS DURING THE DRY SEASON OR TWO DAYS DURING THE WET SEASON WITH STRAW, WOOD, FIBER, MULCH OR COMPOST.
  - STABILIZE ALL AREAS WITHIN SEVEN DAYS OF REACHING FINAL GRADE.
  - SEED, SOD, STABILIZE OR COVER ANY AREAS TO REMAIN UNWORKED FOR MORE THAN 30 DAYS.
  - UPON COMPLETION OF THE PROJECT, STABILIZE ALL DISTURBED AREAS AND REMOVE B.M.P.'S IF APPROPRIATE.



**Title:** ROUGH GRADING AND T.E.S.C. PLAN  
**For:** GRIFFITH PROPERTY  
34600 S.E. 99TH ST.  
ISSAQUAH, WA. 98027  
PARCEL # 0223079046,  
0223079063, 0223079075

**Scale:** Horizontal 1"=50', Vertical N/A

**Designed:** AS  
**Drawn:** MB  
**Checked:** AS  
**Approved:** DKE  
**Date:** 09/22/21

**Professional Engineer:** DANIEL K. BALMER, No. 25672, Registered Professional Engineer, 10/01/21

**Barghausen Consulting Engineers, Inc.**  
18215 72nd Avenue South  
Kent, WA 98032  
425-251-6222  
barghausen.com

**RECORD NO.:** [Blank]

**DATE:** [Blank] **REVIEW ENGINEER:** [Blank]

**DATE:** [Blank] **DEVELOPMENT ENGINEER:** SCOTT SMITH, PE

**Job Number:** 20878  
**Sheet:** C3 of 5

**EROSION AND SEDIMENTATION CONTROL NOTES**

- Approval of this erosion and sedimentation control (ESC) plan does not constitute an approval of permanent road or drainage design (e.g. size and location of roads, pipes, restrictors, channels, retention facilities, utilities, etc.)
- The implementation of these ESC plans and the construction, maintenance, replacement, and upgrading of these ESC facilities is the responsibility of the applicant/ESC supervisor until all construction is approved.
- The boundaries of the clearing limits shown on this plan shall be clearly flagged by survey tape or fencing, if required, prior to construction (SWDM Appendix D). During the construction period, no disturbance beyond the clearing limits shall be permitted. The clearing limits shall be maintained by the applicant/ESC supervisor for the duration of construction.
- Stabilized construction entrances shall be installed at the beginning of construction and maintained for the duration of the project. Additional measures, such as constructed wheel wash systems or wash pads, may be required to ensure that all paved areas are kept clean and track out to road right of way does not occur for the duration of the project.
- The ESC facilities shown on this plan must be constructed prior to or in conjunction with all clearing and grading so as to ensure that the transport of sediment to surface waters, drainage systems, and adjacent properties is minimized.
- The ESC facilities shown on this plan are the minimum requirements for anticipated site conditions. During the construction period, these ESC facilities shall be upgraded as needed for unexpected storm events and modified to account for changing site conditions (e.g. additional cover measures, additional sump pumps, relocation of ditches and silt fences, perimeter protection etc.).
- The ESC facilities shall be inspected daily by the applicant/ESC supervisor and maintained to ensure continued proper functioning. Written records shall be kept of weekly reviews of the ESC facilities.
- Any areas of exposed soils, including roadway embankments, that will not be disturbed for two days during the wet season or seven days during the dry season shall be immediately stabilized with the approved ESC cover methods (e.g., seeding, mulching, plastic covering, etc.).
- Any area needing ESC measures, not requiring immediate attention, shall be addressed within seven (7) days.
- The ESC facilities on inactive sites shall be inspected and maintained a minimum of once a month or within 24 hours following a storm event.
- At no time shall more than one (1) foot of sediment be allowed to accumulate within a catch basin. All catch basins and conveyance lines shall be cleaned prior to paving. The cleaning operation shall not flush sediment-laden water into the downstream system.
- Any permanent retention/detention facility used as a temporary settling basin shall be modified with the necessary erosion control measures and shall provide adequate storage capacity. If the permanent facility is to function ultimately as an infiltration system, the temporary facility must be rough graded so that the bottom and sides are at least three feet above the final grade of the permanent facility.
- Cover measures will be applied in conformance with Appendix D of the Surface Water Design Manual.
- Prior to the beginning of the wet season (Oct. 1), all disturbed areas shall be reviewed to identify which ones can be seeded in preparation for the winter rains. Disturbed areas shall be seeded within one week of the beginning of the wet season. A sketch map of those areas to be seeded and those areas to remain uncovered shall be submitted to the DPR inspector for review.

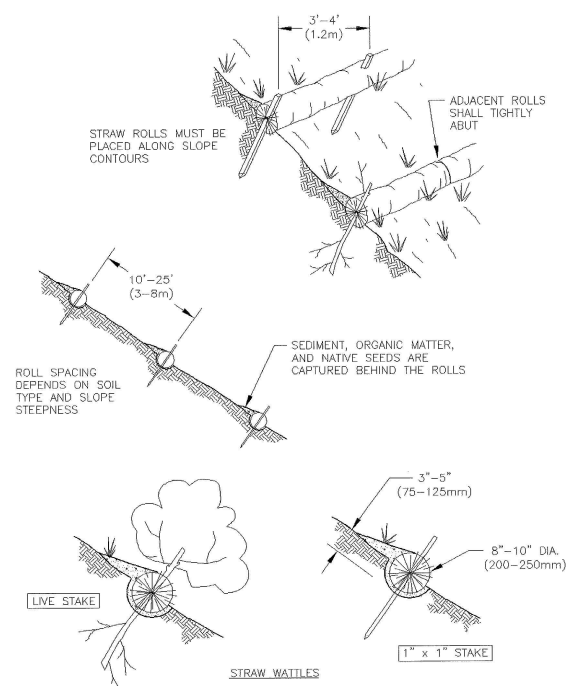
**TESC NOTES AND DETAILS**

FOR  
**GRIFFITH PROPERTY**

PTN OF GOV. LOT 4, OF THE NW1/4 OF SEC. 2,  
AND PTN OF THE SW1/4, OF THE NW1/4 OF SEC. 2,  
TWP. 23 N., RGE 7 EAST, W. M.  
KING COUNTY STATE OF WASHINGTON

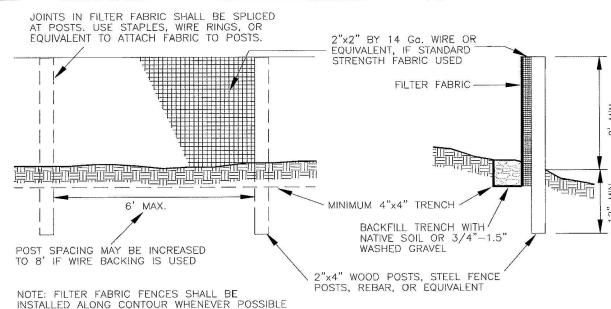
sedimentation basin, the control structure for the permanent pond can be used to maintain predevelopment discharge limitations. The size of the basin, the expected life of the construction project, the anticipated downstream effects and the anticipated weather conditions during construction, should be considered to determine the need of additional discharge control. See Figure 4.2.21 for riser inflow curves.

**FIGURE D.3.2.E STRAW WATTLES**

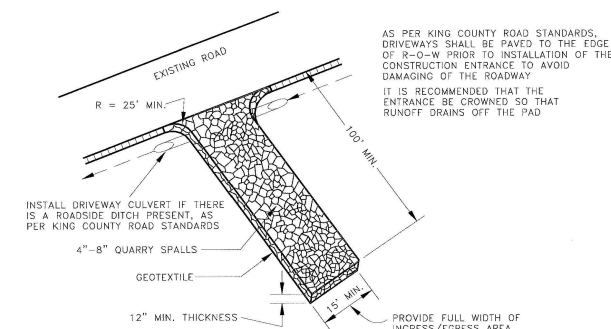


NOTES:  
1. STRAW ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3" x 5" (75-125mm) DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL.

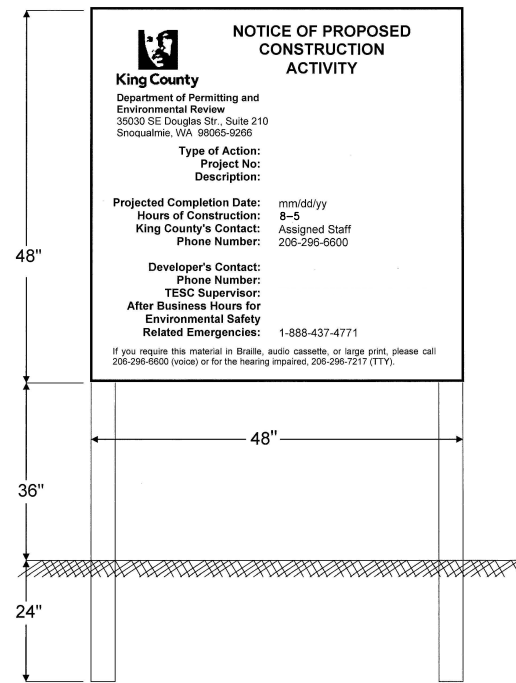
**FIGURE D.3.3.A SILT FENCE**



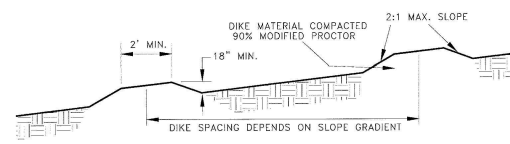
**FIGURE D.3.4.A STABILIZED CONSTRUCTION ENTRANCE**



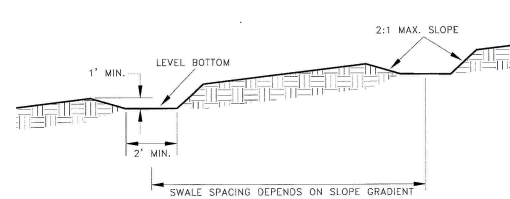
**NOTICE OF CONSTRUCTION ACTIVITY SIGN**



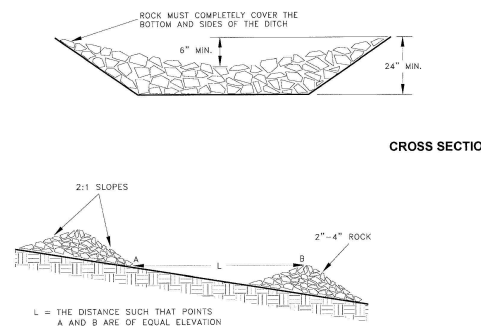
**FIGURE D.3.6.B INTERCEPTOR DIKE**



**FIGURE D.3.6.C INTERCEPTOR SWALE**

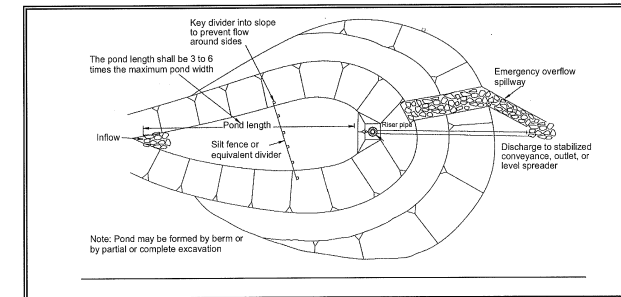


**FIGURE D.3.6.E CHECK DAMS**

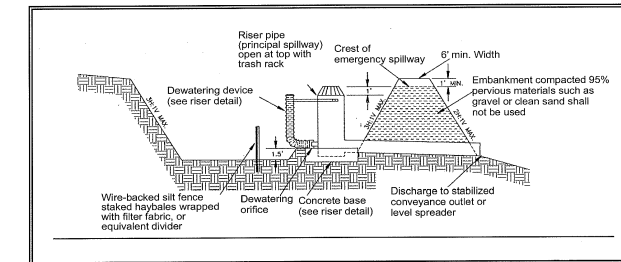


CROSS SECTION

CHECK DAM SPACING

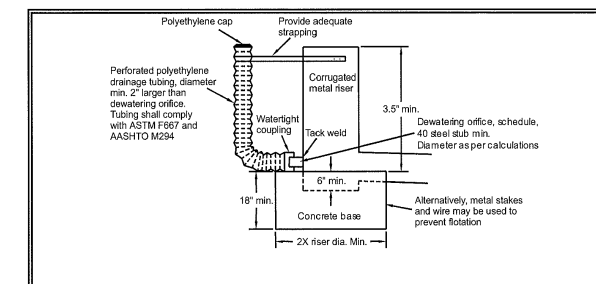


**Figure 4.2.18 - Sediment Pond Plan View**



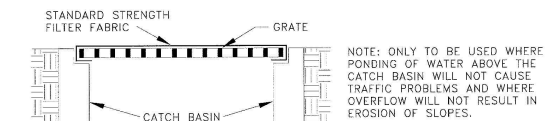
**Figure 4.2.19 - Sediment Pond Cross Section**

Volume II - Construction Stormwater Pollution Prevention - August 2012  
4-106

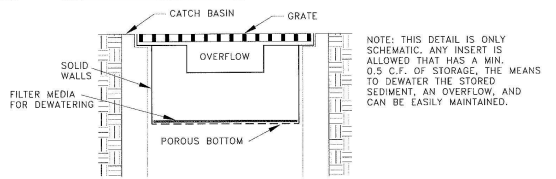


**Figure 4.2.20 - Sediment Pond Riser Detail**

**FIGURE D.3.5.E FILTER FABRIC PROTECTION**



**FIGURE D.3.5.F CATCH BASIN INSERT**



RECORD NO.

DATE REVIEW ENGINEER

DATE DEVELOPMENT ENGINEER  
SCOTT SMITH, PE

**Notice of Construction Activity Sign Requirements**

For alternate formats, call 206-296-6600.

**LEGAL REQUIREMENTS**  
Per King County Ordinance 13097 amending King County Code (KCC) 20.20.060, a Notice-of-Construction signboard is required for all formal subdivisions, grading permits subject to SEPA and building permits subject to SEPA. The sign must be prepared and posted for any of these projects prior to any construction beginning after July 27, 1998. The notice board shall be constructed and displayed to the specifications described below.

**NOTICE BOARD CONSTRUCTION SPECIFICATIONS**  
The notice board shall be constructed with 4' x 4' x 1/2" plywood, exterior grade, good surface one side. Professionally prepared plastic board overlays, permanently affixed to the board are permissible. The notice board shall display the information as shown in the figure on page two and as specified at the pre-construction meeting. Notice boards may be reused, but they must be clean and show no evidence of former wording.

- Lettering style: Helvetica or similar typeface
- Lettering size: Title should be 3" capital letters (NOTICE OF PROPOSED CONSTRUCTION ACTIVITY). Other letters should be 2" letters and the 'Emergency' text and phone may be 1-1/2" letters. See illustration on page two for use of capital and lowercase letters. The size of the County logo with the Department of Permitting and Environmental Review's (Permitting) address (lettering height 1") shall fit the available space as shown. Border area and lines of text shall be evenly spaced to approximate the sample shown.
- Lettering: Black (permanent ink or silk-screen)
- Background Color: White
- Logo: King County emblem, in black

The applicant/developer shall erect the notice board by solidly setting two 4" x 4" posts to 12 to 24 inches into the ground, or structurally attaching it to an existing building. Post length shall be at least 7 feet above the ground. Two 2" x 4" diagonal braces should be nailed to the inside back of the posts and staked at the ground to provide stability against wind or soft soil conditions if posts are less than 24 inches into the ground. The notice board shall be attached to the posts with four lag bolts and washers (3/8-inch diameter and 3" long).

**NOTICE BOARD LOCATION**  
The notice board shall be located:  
• At the midpoint on the site street frontage or as otherwise directed by Permitting staff to maximize visibility.  
• At a location 5 feet inside the street property line, a notice board structurally attached to an existing building shall be exempt from the setback provisions, provided that the notice board is located not more than 5 feet from the property line without approval from Permitting staff.  
• So that the top of the notice board is between 7 to 9 feet above grade.  
• So that it is totally visible to pedestrians.

**MAINTENANCE AND REMOVAL OF NOTICE BOARD**  
The applicant/developer shall maintain the notice board in good condition throughout the site improvement construction period, which shall extend through the time of final construction approval by King County Permitting or its successor agency or jurisdiction. The notice board shall be removed within 14 days after final construction approval. Early removal of the notice board may result in enforcement actions authorized under KCC, Title 23 and may delay final construction approval.

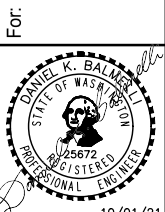
**TEMPORARY CONSTRUCTION NOTICE SIGN**

NOT TO SCALE

Revision  
No. Date By Cld. Appr.

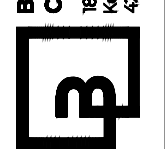
**TESC NOTES AND DETAILS**  
FOR  
**GRIFFITH PROPERTY**

Title:  
**GRIFFITH PROPERTY**  
34600 S.E. 99TH ST.  
ISSAQUAH, WA. 98027  
PARCEL # 0223079046,  
0223079063, 0223079075



For:  
Scale:  
Horizontal AS SHOWN  
Vertical N/A

Designed AS:  
Drawn MB:  
Checked AS:  
Approved\_DKB:  
Date 09/21/21

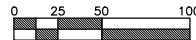


**Barghausen**  
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Job Number: 20878  
Sheet: C4 of 5

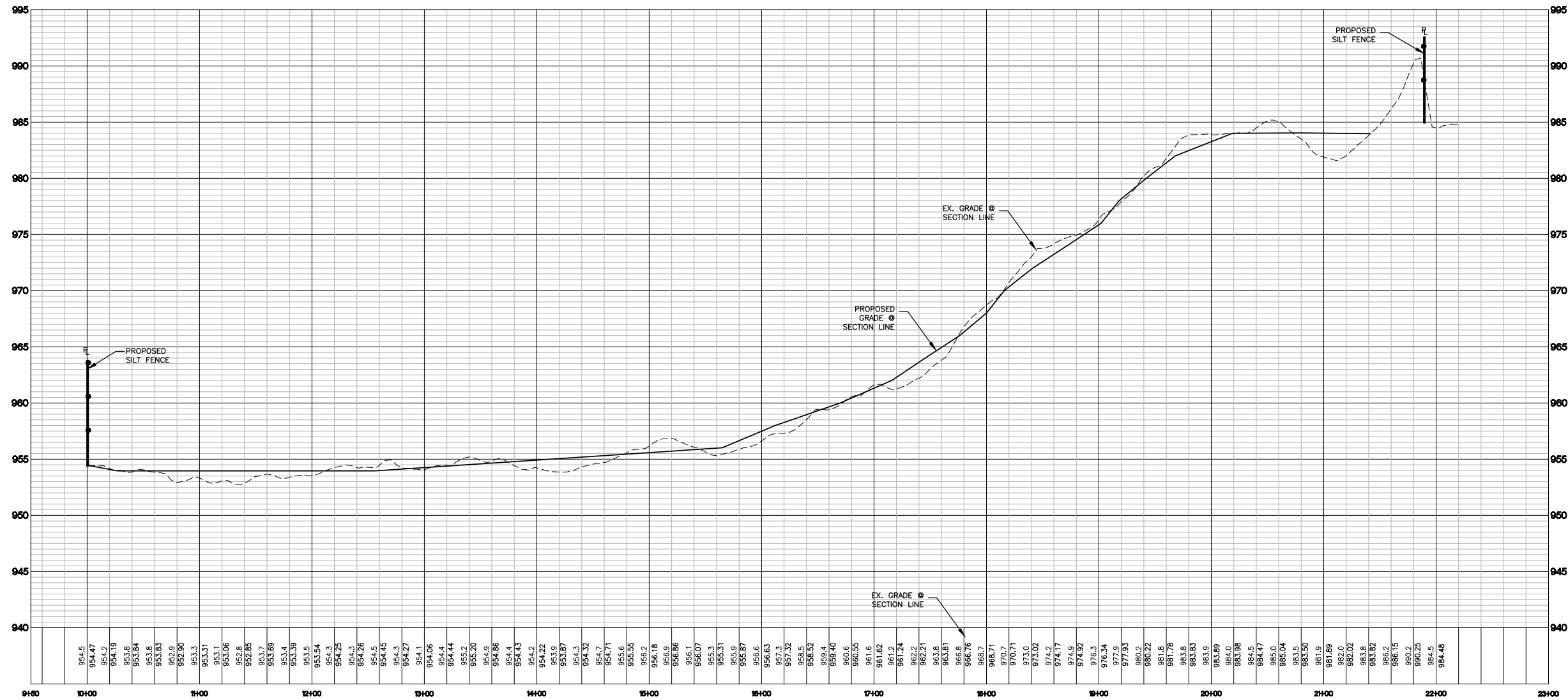


Know what's below.  
Call before you dig.



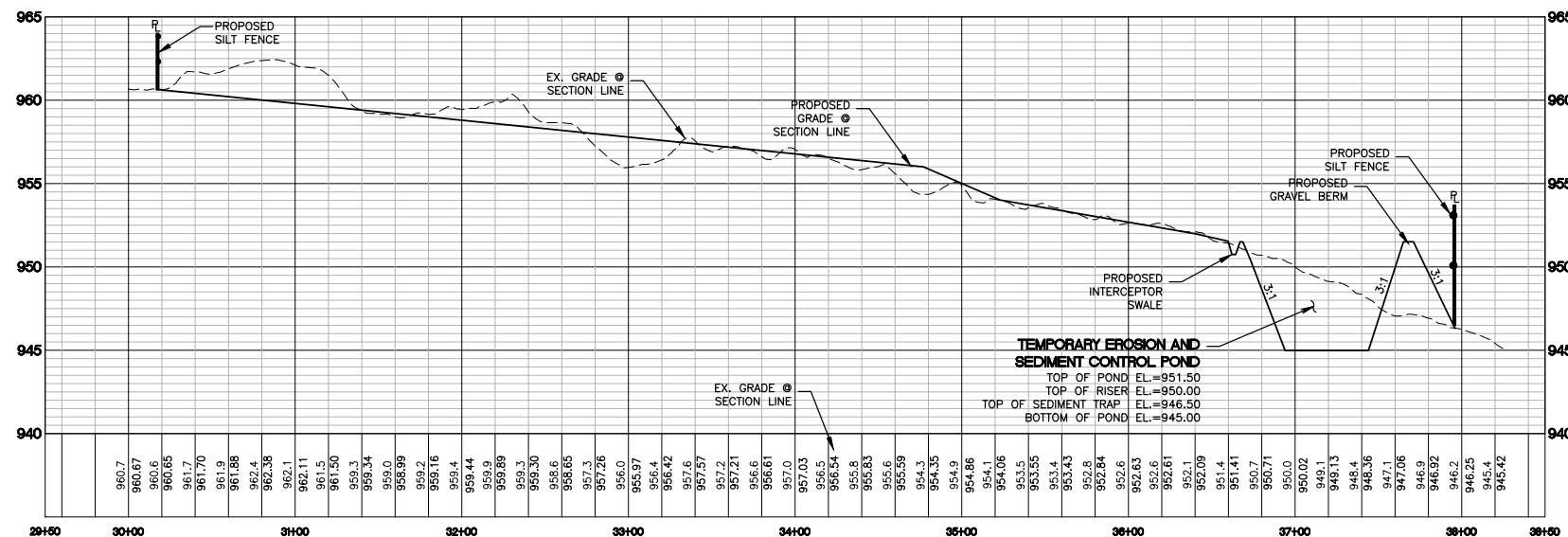
# T.E.S.C. SITE SECTIONS FOR GRIFFITH PROPERTY

PTN OF GOV. LOT 4, OF THE NW1/4 OF SEC. 2,  
AND PTN OF THE SW1/4, OF THE NW1/4 OF SEC. 2,  
TWP. 23 N., RGE 7 EAST, W. M.  
KING COUNTY STATE OF WASHINGTON



T.E.S.C. SITE SECTION A-A

SCALE: 1"=50' H. 1"=5' V.



T.E.S.C. SITE SECTION B-B

SCALE: 1"=50' H. 1"=5' V.

### KING COUNTY DRAINAGE NOTES:

- PROOF OF LIABILITY INSURANCE SHALL BE SUBMITTED TO DDES PRIOR TO THE CONSTRUCTION OF THE DRAINAGE FACILITIES, PREFERABLY AT THE PRECONSTRUCTION MEETING.
- ALL PIPE AND APPURTENANCES SHALL BE LAID ON A PROPERLY PREPARED FOUNDATION IN ACCORDANCE WITH WSDOT SPECIFICATIONS. THIS SHALL INCLUDE LEVELING AND COMPACTING THE TRENCH BOTTOM, THE TOP OF THE FOUNDATION MATERIAL, AND ANY REQUIRED PIPE BEDDING TO A UNIFORM GRADE SO THAT THE ENTIRE PIPE IS SUPPORTED BY A UNIFORMLY DENSE UNYIELDING BASE.
- STEEL PIPE SHALL BE ALUMINIZED, OR GALVANIZED WITH ASPHALT TREATMENT # 1 OR BETTER INSIDE AND OUTSIDE.
- ALL DRAINAGE STRUCTURES, SUCH AS CATCH BASINS AND MANHOLES, NOT LOCATED WITHIN A TRAVELED ROADWAY OR SIDEWALK SHALL HAVE SOLID LOCKING LIDS. ALL DRAINAGE STRUCTURES ASSOCIATED WITH A PERMANENT RETENTION/DETENTION FACILITY SHALL HAVE SOLID LOCKING LIDS.
- ALL CATCH BASIN GRATES SHALL CONFORM TO KCRS, WHICH INCLUDES THE STAMPING "OUTFALL TO STREAM, DUMP NO POLLUTANTS" AND "PROPERTY OF KING COUNTY", EXCEPT THAT PRIVATE DRAINAGE SYSTEMS SHALL NOT HAVE THE WORDS "PROPERTY OF KING COUNTY".
- ALL DRIVEWAY CULVERTS LOCATED WITHIN KING COUNTY RIGHT-OF-WAY SHALL BE SUFFICIENT LENGTH TO PROVIDE A MINIMUM 3:1 SLOPE FROM THE EDGE OF THE DRIVEWAY TO THE BOTTOM OF THE DITCH. CULVERTS SHALL HAVE BEVELED END SECTIONS TO MATCH THE SIDE SLOPE KCRS.
- ROCK FOR EROSION PROTECTION OF ROADWAY DITCHES, WHERE REQUIRED, MUST BE OF SOUND QUARRY ROCK, PLACED TO A DEPTH OF 1 FOOT, AND MUST MEET THE FOLLOWING SPECIFICATIONS: 4"-8"/40%-70% PASSING; 2"-4" ROCK/30%-40% PASSING; AND 2" MINUS ROCK/10%-20% PASSING. INSTALLATION SHALL BE IN ACCORDANCE WITH KCRS.
- DRAINAGE OUTLETS (STUB-OUTS) SHALL BE PROVIDED FOR EACH INDIVIDUAL LOT, EXCEPT FOR THOSE LOTS APPROVED FOR INFILTRATION BY KING COUNTY. STUB OUTS SHALL CONFORM TO THE FOLLOWING:
  - EACH OUTLET SHALL BE SUITABLY LOCATED AT THE LOWEST ELEVATION ON THE LOT, SO AS TO SERVICE ALL FUTURE ROOF DOWNSPOUTS AND FOOTING DRAINS, DRIVEWAYS, YARD DRAINS, AND ANY OTHER SURFACE OR SUBSURFACE DRAINS NECESSARY TO RENDER THE LOTS SUITABLE FOR THEIR INTENDED USE. EACH OUTLET SHALL HAVE FREE-FLOWING, POSITIVE DRAINAGE TO AN APPROVED STORMWATER CONVEYANCE SYSTEM OR TO AN APPROVED OUTFALL LOCATION.

- MARKED "STORM" OR "DRAIN". THE STUB-OUT SHALL EXTEND ABOVE SURFACE LEVEL, BE VISIBLE, AND BE SECURED TO THE STAKE.
- PIPE MATERIAL SHALL CONFORM TO UNDERDRAIN SPECIFICATION DESCRIBED IN KCRS AND, IF NON-METALLIC, THE PIPE SHALL CONTAIN WIRE OR OTHER ACCEPTABLE DETECTION.
- DRAINAGE EASEMENTS ARE REQUIRED FOR DRAINAGE SYSTEMS DESIGNED TO FLOW THROUGH INDIVIDUAL LOTS.
- THE APPLICANT/CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE LOCATIONS OF ALL STUB-OUT CONVEYANCE LINES WITH RESPECT TO THE UTILITIES (E.G. POWER, GAS, TELEPHONE, TELEVISION).
- ALL INDIVIDUAL STUB-OUTS SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE HOME OWNER.
- ALL DISTURBED PERVIOUS AREAS (COMPACTED, GRADED, LANDSCAPED, ETC.) OF THE DEVELOPMENT SITE MUST DEMONSTRATE ONE OF THE FOLLOWING: THE EXISTING DUFF LAYER SHALL BE STAGED AND REDISTRIBUTED TO MAINTAIN THE MOISTURE CAPACITY OF THE SOIL, OR; AMENDED SOIL SHALL BE ADDED TO MAINTAIN THE MOISTURE CAPACITY.
- SEASONAL CLEARING IS LIMITED BETWEEN OCTOBER 1 AND MARCH 30 INCLUSIVE, UNLESS OTHERWISE APPROVED WITH A WRITTEN DECISION BY THE REVIEWING AGENCY.
- IMPROVEMENTS AND/OR BUILDINGS SHALL NOT BE INSTALLED UNTIL DRAINAGE FACILITIES ARE "IN OPERATION" (KCC 9.04).

RECORD NO.

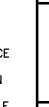
DATE REVIEW ENGINEER

DATE DEVELOPMENT ENGINEER  
SCOTT SMITH, PE

No.	Date	By	Chd.	Appr.

Title: T.E.S.C. SITE SECTIONS  
FOR  
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Scale: Horizontal 1"=50'  
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Date 09/27/21

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Sheet C5 of 5

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